\$1,700,000 - 2-24 Main Street Se, Falher

MLS® #A2191212

\$1,700,000

0 Bedroom, 0.00 Bathroom, Commercial on 2.54 Acres

NONE, Falher, Alberta

Exceptional Multi-Tenant Commercial Investment located in Falher, AB. This is an outstanding opportunity to acquire a well-established commercial property in the heart of Falher. This ±21,506 sq. ft. multi-tenant building is prominently located on Main Street, offering excellent visibility, steady foot traffic, and convenient access for tenants and customers. As a staple asset within the community, this property has a proven track record of stability and long-term occupancy, making it a low-risk, high-reward investment. The building is fully leased to a diverse mix of five long-term tenants, including ATB Financial, Falher Foods, Canada Post, a Barber, and BrokerLink. These well-established businesses contribute to the property's reliability and long-term income security. The leases are structured as triple net agreements, ensuring minimal operational expenses for the owner while providing a stable 9.61% capitalization rate. This asset offers investors a consistent and predictable revenue stream. The property has been well maintained and features a large paved parking area, enhancing accessibility for both tenants and customers. Its prime Main Street location ensures high exposure, further strengthening tenant retention and long-term value appreciation. This is an exceptional opportunity to acquire a turnkey, income-generating commercial property with secure long-term revenue, minimal management responsibilities, and







strong financial performance. This asset provides immediate and sustainable returns, whether as a portfolio addition or a stand-alone investment. Book your showing today!

Built in 1964

Essential Information

MLS® # A2191212 Price \$1,700,000

Bathrooms 0.00 Acres 2.54 Year Built 1964

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 2-24 Main Street Se

Subdivision NONE City Falher

County Smoky River No. 130, M.D. of

Province Alberta
Postal Code T0H 1M0

Amenities

Parking Spaces 100

Interior

Heating Forced Air, Natural Gas

Cooling Central Air

Exterior

Lot Description Back Lane, Irregular Lot

Roof Flat, Tar/Gravel
Construction Concrete, Other
Foundation Poured Concrete

Additional Information

Date Listed January 30th, 2025

Days on Market 263 Zoning C1

Listing Details

Listing Office Sutton Group Grande Prairie Professionals

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