

# \$50,000 - 449 Main Street Sw, Falher

MLS® #A2251909

**\$50,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.45 Acres

NONE, Falher, Alberta

This 1,827 sqm lot is zoned for General Commercial use and offers excellent flexibility for a wide range of businesses. Located directly on Main Street in Falher, it provides exceptional visibility and exposure, making it an ideal spot for attracting customers. Permitted uses include (but are not limited to): arts & crafts supply shop, bakery, barbershop, bookstore, clothing store, coffee shop, florist, hair salon, hobby shop, professional offices (business, administrative, or professional), park and playground, pet shop, and tailor shop. Available for purchase or lease, this is a prime opportunity for entrepreneurs or investors looking to establish or expand their business.

## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2251909        |
| Price     | \$50,000        |
| Bathrooms | 0.00            |
| Acres     | 0.45            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 449 Main Street Sw |
| Subdivision | NONE               |
| City        | Falher             |



|             |                              |
|-------------|------------------------------|
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1M0                      |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 55                |
| Zoning         | C1                |

### **Listing Details**

|                |                                           |
|----------------|-------------------------------------------|
| Listing Office | Sutton Group Grande Prairie Professionals |
|----------------|-------------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.