

# \$600,000 - 501 & 509 Main Street, Falher

MLS® #A1079650

**\$600,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Falher, Alberta

**INVESTMENT OPPORTUNITY!! Package Sale!**

501 Building -6 Suites “Walk-Up Two Story Building in great condition, 5 of the 6 units are fully renovated. FOUR Suites that have - 1 bedroom/1 Bathroom. ONE Suite that has - 2 Bedroom/1 Bathroom. And ONE suite that has - 3 Bedroom/1 bathroom + a loft. The boiler system is all brand new.

509 Building- 6 Suites Walk up Two-Story Building, 3 units have 1 Bedroom/1 Bathroom, could easily add value by renovating the other 3 units.

Paved parking stalls plus lots of on-street parking. There is also a garage for maintenance tools. All units include a fridge & stove. Shared Laundry in Building 501.

Low maintenance yard.

Multi-family rental opportunity to take advantage of. Small enough property that you can maintain and monitor yourself.

Call today to take a look!!

Built in 1961

## Essential Information

MLS® #	A1079650
Price	\$600,000



Bathrooms	0.00
Acres	0.00
Year Built	1961
Type	Commercial
Sub-Type	Multi Family
Status	Active

### **Community Information**

Address	501 & 509 Main Street
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	t0h 1m0

### **Additional Information**

Date Listed	March 11th, 2021
Days on Market	1570
Zoning	C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.