

# \$288,000 - 4 1 Avenue Nw, Falher

MLS® #A2173351

**\$288,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

NONE, Falher, Alberta

This spacious 40x60 shop in Falher is perfect for business owners seeking a versatile and well-equipped space. Featuring two overhead doors – a 14x14 and a 12' wide by 14' tall – the shop offers seamless access for larger vehicles and equipment. Inside, you'll find a convenient two-piece bathroom and an array of valuable features, including an air compressor, 220v wiring, and radiant heat, fully equipped for various business operations. The shop was re-insulated five years ago, providing excellent energy efficiency and comfort throughout the year. The property is on a large lot, boasting plenty of outdoor space for parking, storage, or future expansion. Ideal for entrepreneurs looking for a flexible and well-maintained workspace in a prime location.

Built in 1984

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2173351   |
| Price      | \$288,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.16       |
| Year Built | 1984       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information



|             |                              |
|-------------|------------------------------|
| Address     | 4 1 Avenue Nw                |
| Subdivision | NONE                         |
| City        | Falher                       |
| County      | Smoky River No. 130, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0H 1M0                      |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2024 |
| Days on Market | 343                |
| Zoning         | M1                 |

### **Listing Details**

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

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