# \$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 1696 Zoning C1

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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