

\$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

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|------------|------------|
| 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

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|----------------|--------------------|
| Date Listed | October 16th, 2024 |
| Days on Market | 328 |
| Zoning | M1 |

Listing Details

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| Listing Office | Sutton Group Grande Prairie Professionals |
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