

\$312,900 - 4 1 Avenue Nw, Falher

MLS® #A2173351

\$312,900

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	\$312,900
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	192
Zoning	M1

Listing Details

Listing Office	Sutton Group Grande Prairie Professionals
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