



**GRASSROOTS**  
REALTY GROUP

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**8 Railway Avenue NE  
Falher, Alberta**

**MLS # A2272159**



**\$42,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 2,223 sq.ft.  
**Zoning:** C2

<b>Heating:</b> -	<b>Addl. Cost:</b> -
<b>Floors:</b> -	<b>Based on Year:</b> -
<b>Roof:</b> -	<b>Utilities:</b> -
<b>Exterior:</b> -	<b>Parking:</b> -
<b>Water:</b> -	<b>Lot Size:</b> 0.17 Acre
<b>Sewer:</b> -	<b>Lot Feat:</b> -
<b>Inclusions:</b> N/A	

Incredible business opportunity! Bring your ideas to life in this wide-open, customizable space. Add your personal touch and transform it into exactly what you need. Schedule your showing today!