All, 1 3 Avenue SE
Falher, Alberta

MLS # A2273664

$450,000

Division:	NONE
Type:	Multi-Family/Apartment
Style:	-

Size:	2,400 sq.ft.	**Age:**	1988 (38 yrs old)
Beds:	-	**Baths:**	-
Garage:	-		
Lot Size:	0.18 Acre		
Lot Feat:	-		

Heating:	-	**Bldg Name:**	-
Floors:	-	**Water:**	-
Roof:	-	**Sewer:**	-
Basement:	-	**LLD:**	4-78-21-W5
Exterior:	-	**Zoning:**	R3
Foundation:	-	**Utilities:**	-
Features:	-		

Inclusions: n/a

Investment opportunity with this 5-unit rental building located in the community of Falher. The property offers a well-balanced mix of unit sizes, making it attractive to a wide range of tenants. The building includes a 3-bedroom, 1-bathroom unit (Unit 1) that has seen several recent upgrades, including all new windows, new countertops, a new sink, and a new stove. Unit 2 is a 1-bedroom, 1-bathroom unit, while Units 3 and 4 each offer 2 bedrooms and 1 bathroom. Unit 5 is a 1-bedroom, 1-bathroom bachelor-style suite. Each unit is equipped with its own private laundry, a highly desirable feature that adds convenience for tenants and enhances rental appeal. With functional layouts, thoughtful updates, and solid rental income, this property presents a strong opportunity for investors seeking stable income. Conveniently located close to local amenities and services, this Falher rental building offers long-term value and excellent income potential. Book your showing today!