



GRASSROOTS
REALTY GROUP

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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 (37 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!