



**All, 302 1 Street SE
Falher, Alberta**

MLS # A2273672



\$700,000

Division: NONE

Type: Multi-Family/Apartment

Style: -

Size: 6,900 sq.ft. **Age:** 1964 (62 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: 0.56 Acre

Lot Feat: -

Bldg Name: -

Water: -

Sewer: -

LLD: 4-78-21-W5

Zoning: R3

Utilities: -

Heating: -

Floors: -

Roof: -

Basement: -

Exterior: -

Foundation: -

Features: -

Inclusions: n/a

Investment opportunity with this 7-unit apartment building located in the community of Falher. The property offers a desirable mix of unit sizes, making it attractive to a broad range of tenants. The building includes five 3-bedroom, 1-bathroom units (Units 1, 2, 3, 4, and 7), each featuring its own dedicated laundry room, and two 1-bedroom, 1-bathroom units (Units 5 and 6) with coin laundry. Additional building features include keyless entry for enhanced security and convenience, as well as separate storage rooms and coin laundry machines for tenant use. Several upgrades have already been completed, including replacement of all bottom-unit windows, adding value and peace of mind for future ownership. This apartment building provides strong rental income and is conveniently located near local amenities and services, making it an excellent opportunity for investors seeking stable returns and long-term growth. Book your showing today!