



GRASSROOTS
REALTY GROUP

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**501 & 509 Main Street
Falher, Alberta**

MLS # A1079650



\$600,000

Division: NONE

Type: Commercial/Multi Family

Style: -

Size: 4,085 sq.ft. **Age:** 1961 (64 yrs old)

Beds: - **Baths:** -

Garage: -

Lot Size: -

Lot Feat: -

Heating: -

Bldg Name: -

Floors: -

Water: -

Roof: -

Sewer: -

Basement: -

LLD: -

Exterior: -

Zoning: C1

Foundation: -

Utilities: -

Features: -

Inclusions: -

INVESTMENT OPPORTUNITY!! Package Sale! 501 Building -6 Suites – Walk-Up Two Story Building in great condition, 5 of the 6 units are fully renovated. FOUR Suites that have - 1 bedroom/1 Bathroom. ONE Suite that has - 2 Bedroom/1 Bathroom. And ONE suite that has - 3 Bedroom/1 bathroom + a loft. The boiler system is all brand new. 509 Building- 6 Suites Walk up Two-Story Building, 3 units have 1 Bedroom/1 Bathroom, could easily add value by renovating the other 3 units. Paved parking stalls plus lots of on-street parking. There is also a garage for maintenance tools. All units include a fridge & stove. Shared Laundry in Building 501. Low maintenance yard. Multi-family rental opportunity to take advantage of. Small enough property that you can maintain and monitor yourself. Call today to take a look!!