



**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 (65 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 &ndash; 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!!