



**GRASSROOTS**  
REALTY GROUP

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**020 Central Avenue NE  
Falher, Alberta**

**MLS # A1198460**



**\$185,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 7,686 sq.ft.  
**Zoning:** C1

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** n/a

Excellent Opportunity! This building has had various businesses including, laundry mat, tanning facilities, video/game rental, graphic design. This is a huge warehouse with 4 closed storage stalls that can be converted into a drive-thru bay if needed. Brand new shingles, new flooring throughout in 2013, freshly painted inside, upgraded lighting & high efficient furnaces! Storage rooms, offices, washrooms, possibilities are endless in this building!! There are two vacant lots on the West side of the building with services to the property line which could be used for expansion. Don't wait, call today to view!