



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2-24 Main Street SE
Falher, Alberta**

MLS # A2191212



\$1,700,000

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 21,506 sq.ft.

Zoning: C1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Flat, Tar/Gravel

Exterior: Concrete, Other

Water: -

Sewer: -

Inclusions: N/A

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.54 Acres

Lot Feat: Back Lane, Irregular Lot

Exceptional Multi-Tenant Commercial Investment located in Falher, AB. This is an outstanding opportunity to acquire a well-established commercial property in the heart of Falher. This 21,506 sq. ft. multi-tenant building is prominently located on Main Street, offering excellent visibility, steady foot traffic, and convenient access for tenants and customers. As a staple asset within the community, this property has a proven track record of stability and long-term occupancy, making it a low-risk, high-reward investment. The building is fully leased to a diverse mix of five long-term tenants, including ATB Financial, Falher Foods, Canada Post, a Barber, and BrokerLink. These well-established businesses contribute to the property's reliability and long-term income security. The leases are structured as triple net agreements, ensuring minimal operational expenses for the owner while providing a stable 9.61% capitalization rate. This asset offers investors a consistent and predictable revenue stream. The property has been well maintained and features a large paved parking area, enhancing accessibility for both tenants and customers. Its prime Main Street location ensures high exposure, further strengthening tenant retention and long-term value appreciation. This is an exceptional opportunity to acquire a turnkey, income-generating commercial property with secure long-term revenue, minimal management responsibilities, and strong financial performance. This asset provides immediate and sustainable returns, whether as a portfolio addition or a stand-alone investment. Book your showing today!