

# \$312,900 - 4 1 Avenue Nw, Falher

MLS® #A2173351

**\$312,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.16 Acres

NONE, Falher, Alberta

This spacious 40x60 shop in Falher is perfect for business owners seeking a versatile and well-equipped space. Featuring two overhead doors – a 14x14 and a 12' wide by 14' tall – the shop offers seamless access for larger vehicles and equipment. Inside, you'll find a convenient two-piece bathroom and an array of valuable features, including an air compressor, 220v wiring, and radiant heat, fully equipped for various business operations. The shop was re-insulated five years ago, providing excellent energy efficiency and comfort throughout the year. The property is on a large lot, boasting plenty of outdoor space for parking, storage, or future expansion. Ideal for entrepreneurs looking for a flexible and well-maintained workspace in a prime location.

Built in 1984

## Essential Information

MLS® #	A2173351
Price	\$312,900
Bathrooms	0.00
Acres	0.16
Year Built	1984
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information



Address	4 1 Avenue Nw
Subdivision	NONE
City	Falher
County	Smoky River No. 130, M.D. of
Province	Alberta
Postal Code	T0H 1M0

### **Additional Information**

Date Listed	October 16th, 2024
Days on Market	185
Zoning	M1

### **Listing Details**

Listing Office	Sutton Group Grande Prairie Professionals
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