# \$50,000 - 449 Main Street Sw, Falher

MLS® #A2251909

### \$50,000

0 Bedroom, 0.00 Bathroom, Land on 0.45 Acres

NONE, Falher, Alberta

This 1,827 sqm lot is zoned for General Commercial use and offers excellent flexibility for a wide range of businesses. Located directly on Main Street in Falher, it provides exceptional visibility and exposure, making it an ideal spot for attracting customers. Permitted uses include (but are not limited to): arts & crafts supply shop, bakery, barbershop, bookstore, clothing store, coffee shop, florist, hair salon, hobby shop, professional offices (business, administrative, or professional), park and playground, pet shop, and tailor shop. Available for purchase or lease, this is a prime opportunity for entrepreneurs or investors looking to establish or expand their business.

## **Essential Information**

MLS® # A2251909

Price \$50,000

Bathrooms 0.00

Acres 0.45

Type Land

Sub-Type Commercial Land

Status Active

## **Community Information**

Address 449 Main Street Sw

Subdivision NONE City Falher







County Smoky River No. 130, M.D. of

Province Alberta

Postal Code T0H 1M0

### **Additional Information**

Date Listed August 27th, 2025

Days on Market 69

Zoning C1

## **Listing Details**

Listing Office Sutton Group Grande Prairie Professionals

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