

942 Main Street SE  
Falher, Alberta

MLS # A2143488

**\$780,000**



Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Vic's Car Care
Bus. Name:	-
Size:	10,740 sq.ft.
Zoning:	C2
Addl. Cost:	-
Based on Year:	-
Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Parking:	-
Lot Size:	5.25 Acres
Lot Feat:	Corner Lot, Level, Low Maintenance Landscape

Heating:	Forced Air, Natural Gas, Radiant
Floors:	-
Roof:	Metal
Exterior:	-
Water:	Public
Sewer:	Public Sewer
Inclusions:	n/a

HIGH TRAFFIC LOCATION, COMMERCIAL PROPERTY FOR SALE IN FALHER!! Over 10,000 sqft of space in this building! On the showroom side, there are 3 offices, a lunchroom, 2 bathrooms & 2 mezzanines for additional storage space. The showroom offers tons of display space & a 10x10 bay door allowing you to bring equipment in & show it off with ease! This building features a wall-to-wall pegboard making it easy for you to display anything, anywhere!! Head over to the other side of the building, where the heated 4 bay shop is! Featuring two drive-through bays both with 12x14 overhead doors & two, 10x10 bay doors. The shop has 3 phase power, 220 plugs & make-up air unit with a heat exchanger. The building sits on 5.25 acres of land, with a large fenced compound to display products & equipment! On the west side of the building, there is 20ft wide concrete pad the entire length of the building. The majority of the property has a significant amount of gravel. Geocloth has been used underneath the gravel on the east & west side of the building. This property is in an amazing location right off highway 49 & on the main street in Falher. According to 2020 traffic counts over 2.1 million vehicles pass by this corner every year making it the perfect location to set up your business where customers will notice immediately. Let this location do the advertising for you! Book your showing today!!