



**CUSHMAN &  
WAKEFIELD**  
Edmonton

FOR SALE

# MAIN STREET COMMERCIAL BUILDING

15 Main Street, Falher AB



## PROPERTY HIGHLIGHTS

- Freestanding building with well-maintained improvements
- Reception area, 3 offices, 2 washrooms, lunchroom, storage, and walk-in vault
- Excellent visibility
- Close proximity to other amenities

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## PROPERTY DETAILS

Municipal Address: 15 Main Street, Falher, AB  
Legal Description: Plan 5556CC, Block 2, Lot 3,4  
Zoning: C1 - Downtown  
Commercial District

Building Size: 3,528 SF  
Year Built: 1981  
Property Tax: \$6,638.63 (2024)  
Lot Area: 0.13 Acres (5,550 SF)

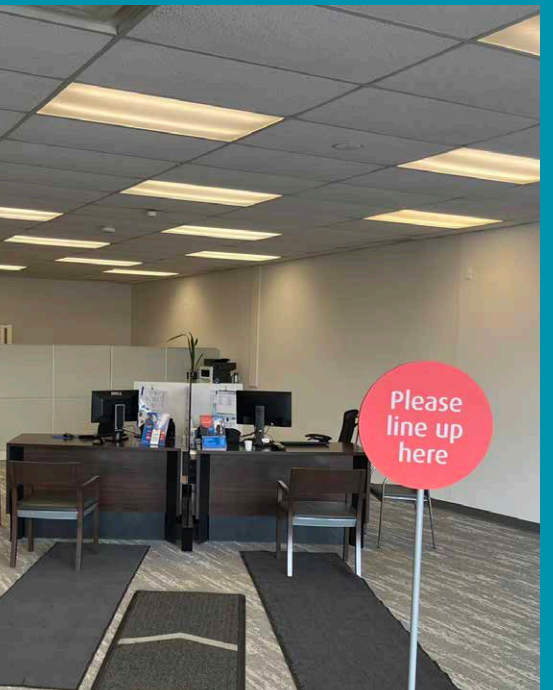
**SALE PRICE: \$330,000.00**

## AERIAL

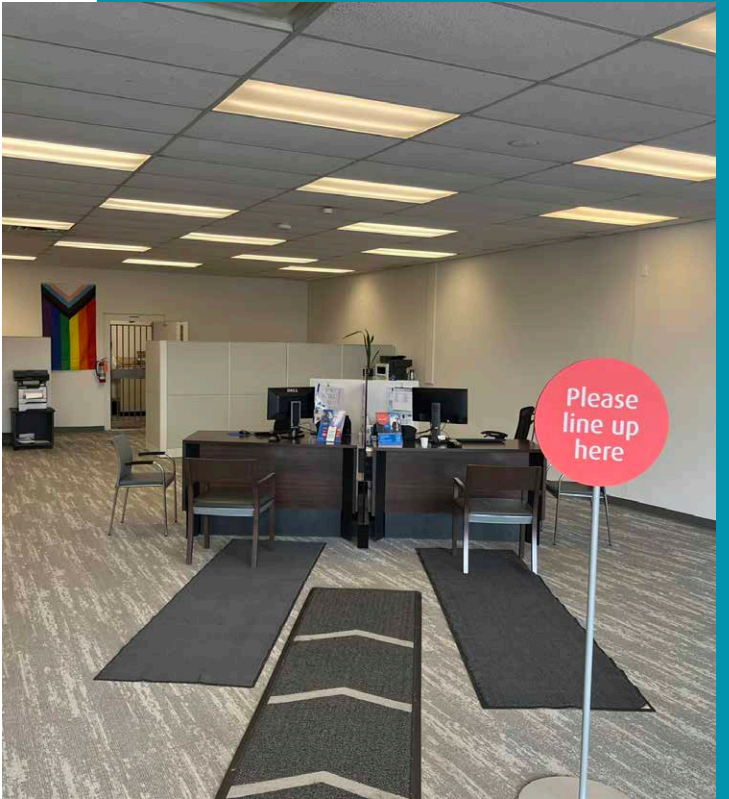




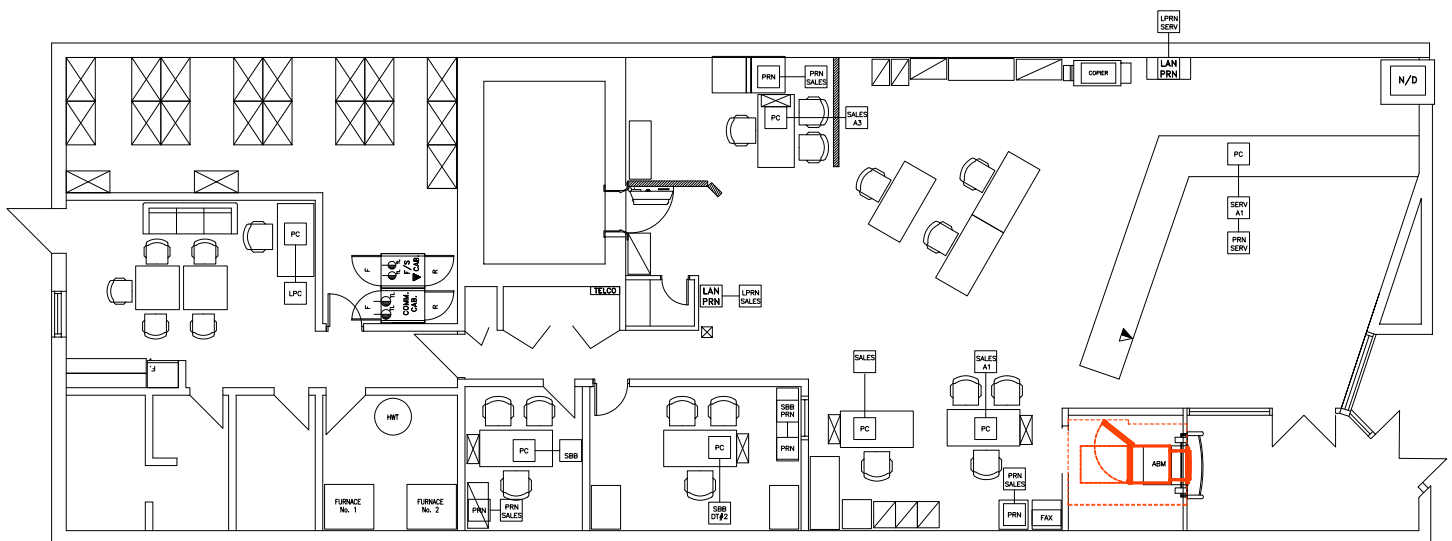
## PROPERTY PHOTOS



A photograph of a modern office interior. In the foreground, there is a reception desk with two computer monitors and some papers. Two chairs are positioned in front of the desk. To the right, a red circular sign on a stand reads "Please line up here". The floor is covered with a patterned carpet, and there are dark mats leading towards the desk. The ceiling has a grid of recessed lighting. In the background, there are glass partitions and a doorway leading to another area.



## FLOOR PLAN



# DEMOGRAPHICS



## POPULATION

1km	3km	5km
945	1,055	1,154



## AVERAGE INCOME

1km	3km	5km
\$103,000	\$104,250	\$107,664



## HOUSEHOLDS

1km	3km	5km
377	420	453



## VEHICLES PER DAY

2,160 vehicles per day on Highway 49



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