

**449 Main Street SW  
Falher, Alberta**

**MLS # A2251909**



**\$50,000**

**Division:** NONE

**Lot Size:** 0.45 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** C1

**Water:** -

**Sewer:** -

**Utilities:** -

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.