



**GRASSROOTS**  
REALTY GROUP

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**5219 48 Avenue  
Taber, Alberta**

**MLS # A2237462**



**\$309,900**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,000 sq.ft.
<b>Zoning:</b>	DT

<b>Heating:</b>	-
<b>Floors:</b>	-
<b>Roof:</b>	-
<b>Exterior:</b>	-
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	N/A

<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	-
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	-

This property offers an excellent investment opportunity, currently leased to a reputable tenant with a strong presence across Canada. The building has been beautifully renovated with modern design elements, creating a space with immense potential. Upon entry, visitors are welcomed into a bright and inviting front area. Down the hallway, a spacious multipurpose room, previously utilized for recreational classes, provides ample space for larger gatherings. At the end of the hall, there is an additional flexible room and a convenient 2-piece washroom. The versatile layout of this property makes it suitable for various purposes, whether as a sophisticated retail space, a contemporary office, or a vibrant community hub. Located in the heart of downtown Taber, this property combines functionality with a prime location, making it an outstanding choice for both investors and entrepreneurs looking to bring their vision to life. Tenant rights apply so all showings by appointment only.