



GRASSROOTS
REALTY GROUP

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**6415 Wild Rose Drive
Taber, Alberta**

MLS # A2248145



\$2,250,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,252 sq.ft.
Zoning:	M-1 Light Industrial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	5.12 Acres
Sewer:	-	Lot Feat:	-
Inclusions:	Dishwasher in the lunch room		

This property will be sold via RESERVED Auction through Team Auctions from October 7-9, 2025. The reserve price is set at \$2,250,000. There is a "Buy it Now" option until September 16, 2025, contact listing agent for details. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available. Please note: the reserve price is not the listing price, and the final sale price will be determined through the auction process. Prime commercial/light industrial opportunity on Hwy 36! This 5.12-acre property features a 3,252 sq. ft. office building with 3 separate offices, boardroom, reception area, staff room, and ample storage. Four steel construction shops include: a (40' x 108' x 40' h) shop with in-floor heat, a 24' x 30' overhead door, and a 30' x 36' sliding door; a (70' x 80' x 40' h) shop with 25' x 32' and 30' x 32' sliding doors; a (64' x 70' x 40' h) shop with in-floor heat and an additional 16' x 47' heated storage area and two 33' x 36' power sliding doors; and an unfinished (48' x 84' x 44' h) shop with two 30' x 40' powered bi-fold doors, ready for buyer completion. Also included is a (50' x 70' x 14' h) heated stick-frame shop with 3 overhead doors and a 24' x 80' storage lean-to. Excellent visibility and infrastructure, with plenty of yard space to expand or customize to suit your needs—a great place to start a new business or grow an existing one! This property will be sold by RESERVED AUCTION via the Team Auctions platform from October 7-9, 2025.