



**5800 66 Avenue  
Taber, Alberta**

**MLS # A2258221**



**\$14 per sq.ft.**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,672 sq.ft.

**Zoning:** M-1

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

**Heating:** -

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

Set on a full acre in Taber's Eureka Industrial Area, this 2015-built property is available for lease. Designed for businesses that want office space with just the right amount of shop capacity. The fenced lot offers secure yard storage and plenty of parking, while the low-maintenance metal-and-brick exterior and metal roof keep upkeep to a minimum. At the front, a reception area gives you a clean, professional place to welcome clients. Behind it, a storage room keeps supplies tucked out of sight. Two windowed offices face the hall, with two more enclosed rooms that can be set up as offices, records storage, or flex space depending on how you run your operation. Down the hall from there, a large open bullpen area is ready for cubicles, drafting tables, or workstations. Across the hall, a well-sized boardroom offers space for meetings, safety briefings, or client presentations. There's also a kitchen/lunchroom that makes longer workdays a little more comfortable. Continue toward the back, where you'll find two restrooms and then the shop area—about 1,357 sq. ft. of radiant-heated bay space with a 9'6" overhead door. If this space is for you, call your commercially licensed realtor today!