



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**5219 48 Avenue
Taber, Alberta**

MLS # A2266744



\$265,000

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

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

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

This property presents an exceptional investment opportunity, currently leased to a reputable tenant with a strong presence across Canada. The building has been tastefully renovated with modern finishes, offering a stylish and functional space with impressive potential. Upon entry, guests are greeted by a bright and welcoming front area. Further down the hallway, a spacious multipurpose room, previously used for recreational classes provides ample space for gatherings or events. At the rear, there’s an additional flexible room along with a convenient two-piece washroom. The adaptable layout makes this property ideal for a range of uses, including a refined retail storefront, a modern office, or a lively community hub. Perfectly situated in the heart of downtown Taber, it offers both functionality and a prime location, making it an excellent opportunity for investors and business owners alike. Tenant rights apply so all showings are by appointment only.