



GRASSROOTS
REALTY GROUP

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**5311 64 Avenue
Taber, Alberta**

MLS # A2275691

\$1,775,000



Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 9,805 sq.ft.

Zoning: M-1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 1.74 Acres

Sewer: -

Lot Feat: -

Inclusions: 2 Hotsy Pressure Washers

Looking for a place to run your business from? Two shops on 2 separate titles. The first shop was built in 1984 and offers both work space with 2 pull through bays(one is also a wash bay) plus a 3rd bay, all with 20' x 14' overhead doors, and 2 story office space to run a business. The office portion holds plenty of offices, storage space, front reception, board room, 2 washrooms and a space for washer/dryer as well as wheel chair access. The second shop, sitting just to the north, built in 2008 is 30' x 40' with a 14'x14' overhead door and a 3" town water line. Together they sit on 1.74 acres in Taber's industrial area. The larger shop sits on .59 of an acre and can be purchased on it's own for \$1,375,000.