



GRASSROOTS
REALTY GROUP

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**5704 54 Avenue
Taber, Alberta**

MLS # A1004240



\$1,000,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	20,164 sq.ft.
Zoning:	M-1 (Light industrial)

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	Off Street
Water:	-	Lot Size:	1.62 Acres
Sewer:	-	Lot Feat:	See Remarks
Inclusions:	-		

This is a great chance to own a revenue generating shop in a central location in Taber! This 20,164 sq. ft. shop currently is currently occupied by 3 tenants and generates steady monthly revenue. It could also be arranged for a new owner to move in and set up their own operations. This could be used for a heavy or light mechanic shop or a storage/warehouse facility. There is room for large vehicles to pull through and there is plenty of yard space. This is a fantastic investment opportunity for a ready to use building at a time when new construction costs are quite high!