



**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!