



**GRASSROOTS**  
REALTY GROUP

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**5311 64 Avenue  
Taber, Alberta**

**MLS # A2186177**



**\$3,000,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** Industrial

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 10,000 sq.ft.

**Zoning:** M1

**Heating:** Natural Gas, Radiant

**Floors:** -

**Roof:** Metal

**Exterior:** Metal Frame

**Water:** Public

**Sewer:** Sewer

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 3.76 Acres

**Lot Feat:** Irregular Lot

These properties will only be sold as a package containing 3 buildings and 1 vacant lot on 4 titles. All 4 properties are leased to one company. 5311-64 Ave-Building is 9805 sq ft, built in 1985 and contains 2 pull through bays, plus 1 other bay, 2 storey office area with several offices, board room, coffee room and 2 bathrooms with a Lot size of 105'x243'. 6409-53 St Building is 10,000 sq ft, built in 1997 and contains 8 14'x14' overhead doors, radiant heat, loads of electrical for all needs with lot size of 1.15 acres. 5310-66 Ave Building is 1200 sq ft, built in 2008 with the Lot being 1.15 Acres, shop has a 14'x14' overhead door, 3" water line inside with Town water and loads of electrical. 5414-66 Ave is a .87 acre vacant lot.