



**GRASSROOTS**  
REALTY GROUP

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**5809 58 Street  
Taber, Alberta**

**MLS # A2191330**



**\$890,000**

**Division:** NONE

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,000 sq.ft.

**Zoning:** M-2

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 1.03 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Hotsy Pressure Washer, 3 Ton Crane, Air Compressor, Camera System

Looking for a home for your business? This metal clad shop is located in Taber's industrial area and sits on 1.03 acres so there is plenty of room for equipment and truck parking. The building itself is 4000 square feet with office space, 2 piece bathroom, 3 phase power, 2-14' x 16' overhead doors and spray foam insulation for efficiency. The yard has a packed gravel base and is laser leveled for proper drainage. Also included is a hotsy pressure washer, 3 ton crane, air compressor with lines to reach where ever you need and camera system for extra security. This property has a lot to offer so if it suits your needs, see it today.