



**GRASSROOTS**  
REALTY GROUP

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5905 50 Avenue  
Taber, Alberta

MLS # A2193076



**\$2,050,000**

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,766 sq.ft.

Zoning: Light Industrial (M1)

Heating: Overhead Heater(s), Radiant

Floors: -

Roof: Metal

Exterior: Metal Frame, Metal Siding

Water: Public

Sewer: Sewer

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 1.64 Acres

Lot Feat: -

**Inclusions:** 4 radiant heaters, 6 wand stations with pumps, 2 vacuum flow units, 2 water softeners, air compressor system, spot free rinse pump and tank, 2007 GMC truck, bobcat model #S130, portable trailer truck wash unit

Great family business opportunity, Taber's only truck wash. Well established proven track record. Well maintained equipment and great property location. Features 3 - 20 foot wide bays, 2 of which are 125 feet long and one 100 feet long with raised catwalks. Facility accommodates large trucks and farm equipment such as tractors and combines. Well run by a good hardworking family. Don't miss this opportunity for your family to work together for their benefit. Much more information and features available. Property includes: 4 Radiant Heaters, 6 wandstations with pumps, 2 Vacuum flow units, 2 water softeners, Air compressor system, spot free rinse pump and tank, 2007 GMC Truck, Bobcat model #S130, portable trailer truck wash unit.