



**GRASSROOTS**  
REALTY GROUP

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5115 48 Avenue  
Taber, Alberta

MLS # A2194796



**\$539,900**

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 3,036 sq.ft.

Zoning: DT

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.22 Acre

Sewer: -

Lot Feat: -

Inclusions: N/A

An incredible commercial investment opportunity in Taber! This well-built building, located on Taber's busy main street, just received a major renovation and addition in 2024, and includes 15 off street parking stalls in a paved parking lot! This is a perfect opportunity for an investor or owner-occupier as there is already a strong franchise tenant in place with over 9 years left on their lease. Approximately 1664 square feet are available for an owner-occupier, or the space is available for lease at a very reasonable rate. Taber is booming, and there are lots of great opportunities here! Please note that the restaurant and the arcade businesses are NOT for sale, this listing is for the sale of the land and buildings only. Please do not bother the staff or ask them any questions, however you are welcome to check it out and grab a bite to eat!