



**5302 48 Avenue
Taber, Alberta**

MLS # A2204169



\$529,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,840 sq.ft.
Zoning:	DT

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Fridges (4), Stoves (4), Coin Operated Washer & Dryer		

What an opportunity! This commercial property holds 4 separate units for businesses to lease AND 4 residential suites to rent out as well. In the front of the building you will find a split entrance with 2 larger spaces for businesses requiring street exposure. Down the stairs are 2 more spaces and 2 bathrooms for your convenience. The back of the building has a 1 bedroom, 1 bathroom suite and upstairs there are 3 more for a total of 3 - 1 bed, 1 bath suites and 1 - 2 bedroom, 1 bathroom suite. There's also a common laundry room as well.