



**GRASSROOTS**  
REALTY GROUP

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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.