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5104 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Taber, Alberta



Listing ID:
31012


MLS ID:
A2231834

\$379,000



 **DALE SEBOK**
 (403) 223-0111

 RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
 403-223-0111

 5104 49 Avenue , Taber , Alberta T1G 1R7

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning DT	Subdivision NONE	Building Type See Remarks
Year Built 1951	Structure Type Other	Property Type Commercial
Property Sub Type Office	Legal Plan 5638L	Building Area (Sq. Ft.) 1498.00
Building Area (Sq. M.) 139.17	Construction Type Vinyl Siding	Roof Asphalt Shingle
Foundation Poured Concrete	Cooling Central Air	Heating Forced Air,Natural Gas
Lot Features Corner Lot,Landscaped,Low Maintenance Landscape	Access to Property Private,See Remarks	Inclusions N/A
Restrictions None Known	Reports None	

Opportunity knocks with this updated 1,498 sq ft commercial space plus a beautifully renovated 3-bedroom basement suite—perfect for entrepreneurs or savvy investors! The main floor boasts a fresh, modern layout with a spacious open area (previously used as a salon), three private rooms ideal for massage, aesthetics, or office use, plenty of storage space and a washroom as well. Whether you're starting your own business or looking to rent out space to local professionals, the setup is versatile and move-in ready. Downstairs, the separate covered entrance leads to a newly developed 3-bedroom suite with a full 4-piece bathroom, and a laundry/utility room—ideal for extra income or live-in flexibility. Situated on a corner lot with plenty of parking, this property is steps from downtown amenities. Whether you're dreaming of running your own business, expanding your investment portfolio, or doing both—this one delivers. Act fast—commercial properties with this kind of flexibility don't come around often!

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