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43 PRAIRIE LAKE DRIVE FOR SALE



Commercial Real Estate > Commercial Property for Sale



Location
Taber, Alberta



Listing ID:
34813


MLS ID:
A2297842

\$1,600,000



 **COLIN HARMS**
 (403) 308-3308

 SUTTON GROUP - LETHBRIDGE
 403-320-6411

 43 Prairie Lake Drive , Taber , Alberta T1G0C9

Transaction Type For Sale	Title Fee Simple	Zoning R-2
Subdivision NONE	Building Type Low Rise (2-4 stories)	Year Built 2026
Structure Type Five Plus	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 2311000	Building Area (Sq. Ft.) 3582.85	Building Area (Sq. M.) 332.85
Construction Type Composite Siding,Concrete,ICFs (Insulated Concrete Forms)	Roof Asphalt Shingle	Foundation ICF Block
Cooling Central Air	Heating Forced Air,Natural Gas	Inclusions n/a
Restrictions None Known	Reports Incl. GST w/ Rebate to Builder,RPR	

Welcome to a rare, brand new 6-plex investment opportunity located in one of the town's most desirable communities—surrounded by luxury homes and positioned just steps from scenic walking paths and tranquil pond views. This purpose-built property offers six fully self-contained units with modern layouts, high-quality finishes, and strong rental appeal in a premium location. Designed for long-term performance, this asset provides investors with the advantage of new construction—minimal maintenance, maximum efficiency, and optimal tenant attraction. What truly sets this property apart is the inclusion of 4 detached garages and 4 detached storage units, offering additional income potential and added convenience for tenants—an uncommon feature that enhances both cash flow and desirability. The setting is second to none, with immediate access to walking trails, green space, and water features, all while being surrounded by upscale residential homes—creating a strong tenant profile and long-term value stability. Investment Highlights: Brand new construction – low maintenance, high efficiency 6 fully self-contained units with modern finishes Located in a premium neighbourhood surrounded by luxury homes Steps to walking paths, ponds, and green space 4 detached garages + 4 detached storage units (additional revenue potential) Strong rental demand in a high-quality location Ideal for long-term hold with appreciation upside This is a rare opportunity to secure a high-end, turnkey multi-family asset in a location that stands out from typical rental properties.

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