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5506 46 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





Location
Taber, Alberta



Listing ID:
34879


MLS ID:
A2301874

\$34



 **JEREMY KOOT**
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 Bankers Commercial Real Estate
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 5506 46 Avenue , Taber , Alberta T1G 2B1

Transaction Type For Lease	Days On Market 1	Lease Amount 34.00
Lease Frequency Annually	Lease Term Negotiable	Subdivision NONE
Building Type Commercial Mix,Retail,Shopping Centre,Strip Mall	Year Built 2024	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Building Area (Sq. Ft.) 2400.00
Building Area (Sq. M.) 222.97	Inclusions n/a	Restrictions Restrictive Covenant
Reports Call Lister		

Prime opportunity to join a high-performing, newly constructed retail strip centre anchored by Starbucks and surrounded by established quick-service brands including Subway, Church's Chicken, and Marble Slab. This 2,400 SF bay offers excellent exposure along HWY 3, a key commercial corridor with strong daily traffic counts and easy access. The space is currently in shell condition, providing flexibility for a wide range of retail, restaurant, or service-based users to design and build out to their specifications. The centre benefits from strong co-tenancy, drawing consistent customer traffic throughout the day from a mix of national and franchise operators. The site features ample parking, modern construction, and efficient layout suitable for a variety of uses. Situated on a 1.09 acre site with prominent visibility and access, this location presents a rare opportunity to establish a presence alongside nationally recognized brands in one of Taber's primary retail locations. Available Space: 2,400 SF (1200 SF optional) Zoning: Highway Commercial Net Rent: Market Additional Rent: NNN Ideal for quick-service restaurant, café, medical, or service retail users seeking strong exposure and complementary tenancy.

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