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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  
 403-327-1133

 5506 46 Avenue , Taber , Alberta T1G 2B1

<b>Transaction Type</b> For Lease	<b>Days On Market</b> 55	<b>Lease Amount</b> 34.00
<b>Lease Frequency</b> Annually	<b>Lease Term</b> Negotiable	<b>Subdivision</b> NONE
<b>Building Type</b> Commercial Mix,Retail,Shopping Centre,Strip Mall	<b>Year Built</b> 2024	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Building Area (Sq. Ft.)</b> 2400.00
<b>Building Area (Sq. M.)</b> 222.97	<b>Inclusions</b> n/a	<b>Restrictions</b> Restrictive Covenant
<b>Reports</b> 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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