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5219 48 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Taber, Alberta



Listing ID:
35089


MLS ID:
A2307327

\$264,900



 **HARPREET JOHAL**
 (403) 919-2424

 VIVO Realty
 403-919-2424

 5219 48 Avenue , Taber , Alberta T1G1S8

Transaction Type

For Sale

Zoning

DT

Subdivision

NONE

Year Built

1948

Structure Type

Other

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

5638L

Building Area (Sq. Ft.)

3000.00

Building Area (Sq. M.)

278.71

Inclusions

N/A

Restrictions

None Known

Reports

Leases

This property presents an exceptional investment opportunity, currently leased to a reputable tenant with a strong presence across Canada. The building has been tastefully renovated with modern finishes, offering a stylish and functional space with impressive potential. Upon entry, guests are greeted by a bright and welcoming front area. Further down the hallway, a spacious multipurpose room, previously used for recreational classes provides ample space for gatherings or events. At the rear, there's an additional flexible room along with a convenient two-piece washroom. The adaptable layout makes this property ideal for a range of uses, including a refined retail storefront, a modern office, or a lively community hub. Perfectly situated in the heart of downtown Taber, it offers both functionality and a prime location, making it an excellent opportunity for investors and business owners alike. Tenant rights apply so all showings are by appointment only.

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