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5219 49 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Taber, Alberta



Listing ID:
35578


MLS ID:
A2318328

\$799,000



 **NEIL FRIESEN**
 (403) 308-2492

 **REAL BROKER**
 1855-623-6900

 5219 49 Avenue , Taber , Alberta T1G 1T7

Excellent investment opportunity featuring a well-maintained 6,300 sq. ft. commercial building with strong street exposure and dual access from two streets, including ample on-site parking. The property currently generates stable income with three existing tenants in place and offers immediate upside through the lease-up of two vacant office spaces. With a current cap rate of approximately 6.7%, investors have the opportunity to further increase returns by filling the remaining vacancies and optimizing rental income. The building is in good condition, minimizing near-term capital expenditures, and its prominent frontage and accessibility make it an attractive location for current and future tenants. A solid asset with both dependable cash flow and value-add potential.

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