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## INDUSTRIAL FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Taber, Alberta



**Listing ID:**  
23159


**MLS ID:**  
A2095099

**\$3,000,000**



 **DALE SEBOK**  
 (403) 223-0111

 RE/MAX REAL ESTATE - LETHBRIDGE (TABER)  
 403-223-0111

 5311 64 Avenue , Taber , Alberta T1G 2A1

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 170
<b>Business Type</b> Industrial	<b>Zoning</b> M1	<b>Subdivision</b> NONE
<b>Year Built</b> 1997	<b>Structure Type</b> Industrial	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Industrial	<b>Legal Plan</b> 8410163	<b>Building Area (Sq. Ft.)</b> 8505.00
<b>Building Area (Sq. M.)</b> 790.13	<b>Lot Size (Sq. Ft.)</b> 163785	<b>Lot Size (Acres)</b> 3.76
<b>Construction Type</b> Metal Frame	<b>Roof</b> Metal	<b>Foundation</b> Slab
<b>Heating</b> Natural Gas,Radiant	<b>Lot Features</b> Irregular Lot	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> None	

These properties will only be sold as a package containing 3 buildings and 1 vacant lot on 4 titles. All 4 properties are leased to one company. 5311-64 Ave-Building is 9805 sq ft, built in 1985 and contains 2 pull through bays, plus 1 other bay, 2 storey office area with several offices, board room, coffee room and 2 bathrooms with a Lot size of 105'x243'. 6409-53 St Building is 10,000 sq ft, built in 1997 and contains 8 14'x14' overhead doors, radiant heat, loads of electrical for all needs with lot size of 1.15 acres. 5310-66 Ave Building is 1200 sq ft, built in 2008 with the Lot being 1.15 Acres, shop has a 14'x14' overhead door, 3" water line inside with Town water and loads of electrical. 5414-66 Ave is a .87 acre vacant lot.

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