

780-228-224 donna@donnawilson.ca

## 5219 48 Avenue Taber, Alberta

**Heating:** 

Floors:

Roof:

**Exterior:** 

Water:

Sewer:

Inclusions:

N/A

MLS # A2266744



\$289,900

Division:

Type:
Bus. Type:

NONE

Mixed Use

Sale/Lease: For Sale

Bldg. Name: 
Bus. Name: 
Size: 3,000 sq.ft.

Zoning: DT

Addl. Cost: 
Based on Year: 
Utilities: 
Parking: 
Lot Size: 
Lot Feat: -

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.