

# \$309,900 - 5219 48 Avenue, Taber

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MLS® #A2237462

**\$309,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Taber, Alberta

This property offers an excellent investment opportunity, currently leased to a reputable tenant with a strong presence across Canada. The building has been beautifully renovated with modern design elements, creating a space with immense potential. Upon entry, visitors are welcomed into a bright and inviting front area. Down the hallway, a spacious multipurpose room, previously utilized for recreational classes, provides ample space for larger gatherings. At the end of the hall, there is an additional flexible room and a convenient 2-piece washroom.

The versatile layout of this property makes it suitable for various purposes, whether as a sophisticated retail space, a contemporary office, or a vibrant community hub. Located in the heart of downtown Taber, this property combines functionality with a prime location, making it an outstanding choice for both investors and entrepreneurs looking to bring their vision to life. Tenant rights apply so all showings by appointment only.

Built in 1948

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2237462  |
| Price     | \$309,900 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |



|            |            |
|------------|------------|
| Year Built | 1948       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5219 48 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G1S8         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 6th, 2025 |
| Days on Market | 71             |
| Zoning         | DT             |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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