

**6415 Wild Rose Drive  
Taber, Alberta**

**MLS # A2248145**



**\$2,250,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	3,252 sq.ft.
<b>Zoning:</b>	M-1 Light Industrial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	5.12 Acres
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	Dishwasher in the lunch room		

This property will be sold via RESERVED Auction through Team Auctions from October 7-9, 2025. The reserve price is set at \$2,250,000. There is a "Buy it now" option for \$ 3,250,000 until September 16, 2025. Bidding will take place online at the Team Auctions website, where full auction terms and conditions are available. Please note: the reserve price is not the listing price, and the final sale price will be determined through the auction process. Prime commercial/light industrial opportunity on Hwy 36! This 5.12-acre property features a 3,252 sq. ft. office building with 3 separate offices, boardroom, reception area, staff room, and ample storage. Four steel construction shops include: a (40' x 108' x 40' h) shop with in-floor heat, a 24' x 30' overhead door, and a 30' x 36' sliding door; a (70' x 80' x 40' h) shop with 25' x 32' and 30' x 32' sliding doors; a (64' x 70' x 40' h) shop with in-floor heat and an additional 16' x 47' heated storage area and two 33' x 36' power sliding doors; and an unfinished (48' x 84' x 44' h) shop with two 30' x 40' powered bi-fold doors, ready for buyer completion. Also included is a (50' x 70' x 14' h) heated stick-frame shop with 3 overhead doors and a 24' x 80' storage lean-to. Excellent visibility and infrastructure, with plenty of yard space to expand or customize to suit your needs—a great place to start a new business or grow an existing one! This property will be sold by RESERVED AUCTION via the Team Auctions platform from October 7-9, 2025.