

**5311 64 Avenue
Taber, Alberta**

MLS # A2186177

\$3,000,000



Division: NONE

Type: Industrial

Bus. Type: Industrial

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 10,000 sq.ft.

Zoning: M1

Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Metal Frame

Parking: -

Water: Public

Lot Size: 3.76 Acres

Sewer: Sewer

Lot Feat: Irregular Lot

Inclusions: N/A

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.