

For Sale

5802 52 Avenue

Taber, AB

Highway 3 (13,060 VPD+)



Industrial shop and canvas quonset for sale
21,540 sf +/- of usable space on 2.99 acres

Josh Marti

Principal, Vice President

403 942 0144

josh.marti@avisonyoung.com

Doug Mereska

Broker, Managing Director

403 942 0064

doug.mereska@avisonyoung.com

Shlomo Benarroch

Principal, Senior Vice President

514 392 9477

shlomo.benarroch@avisonyoung.com

**AVISON
YOUNG**

Property details

BUILDING SIZE

10,100 sf +/- main shop
11,440 sf +/- fabric shop

SITE SIZE

2.99 acres

ZONING

Light Industrial District (M-1)

LEGAL ADDRESS

Plan: 1412121; Block; 1; Lot: 2

YEAR BUILT

Main shop: 1980

ASSESSMENT

\$1,445,000 (2025)

PROPERTY TAXES

To be provided (2026)

SALE PRICE

\$1,800,000

POSSESSION

Negotiable

HIGHLIGHTS

- 5-ton crane with 22' hook height
- Sprinklered for fire suppression
- 9 unit heaters
- Make-up air unit
- 400-amp, 3-phase, 400-v electrical service
- 2 offices, janitorial room, main shop washroom, & second floor lunchroom
- Partially fenced/gated, with flood lights in the yard
- Quonset canvas tarp replaced in 2024

Industrial shop & canvas quonset for sale

5802 52 Avenue, Taber, AB



Location

The Nortera property in Taber, AB, located in the heart of the Corn Capital of Canada, offers a well-positioned industrial facility within one of Southern Alberta's most productive agricultural regions. The site benefits from strong visibility and efficient access to Highway 3, supporting streamlined regional transportation and distribution.

Opportunity

Situated on 2.99 acres, the property totals an estimated 20,600 sf across two buildings. The 9,500 sf main shop features three drive-through bays for efficient vehicle circulation, while the 11,440 sf canvas shop includes three overhead doors, supporting storage, equipment housing, or ancillary industrial uses.

With multiple access points, a generous yard area, and close proximity to key agri-food producers, the property is well suited for service, logistics, or light industrial users seeking a practical foothold in a proven agricultural hub.

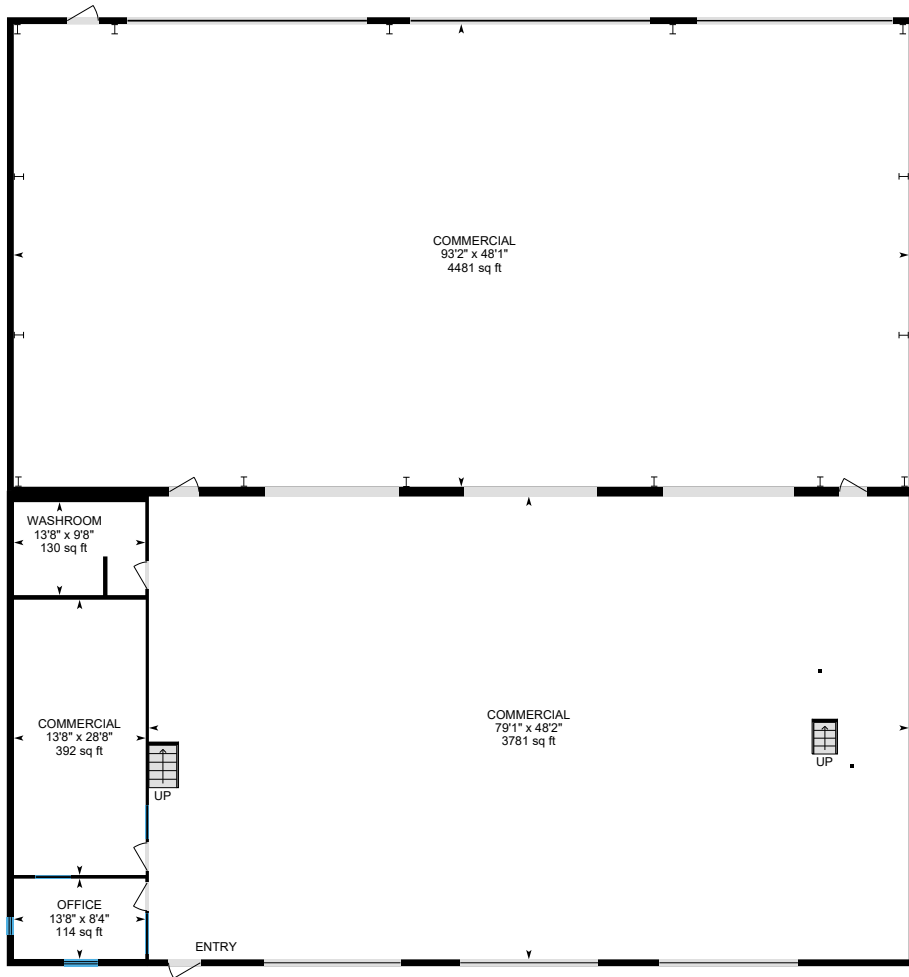
Ceiling Heights

Front shop: 17'
Back shop: 26.6'
Quonset 16'-32'

Over Head Door Options

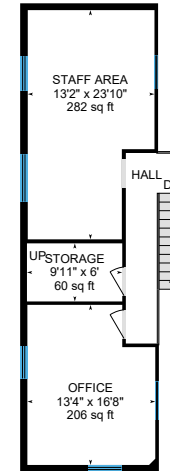
Front shop: 3, 14'x16'
Back shop: 3, 20'x20'
Quonset: 3, 20'x16'

Main shop floor plan



Main Floor

Industrial shop & canvas quonset for sale
5802 52 Avenue, Taber, AB



Second Floor



Property photos

Industrial shop & canvas quonset for sale
5802 52 Avenue, Taber, AB



Contact us for more information

Josh Marti

Principal, Vice President
403 942 0144
josh.marti@avisonyoung.com

Doug Mereska

Broker, Managing Director
403 942 0064
doug.mereska@avisonyoung.com

Shlomo Benarroch

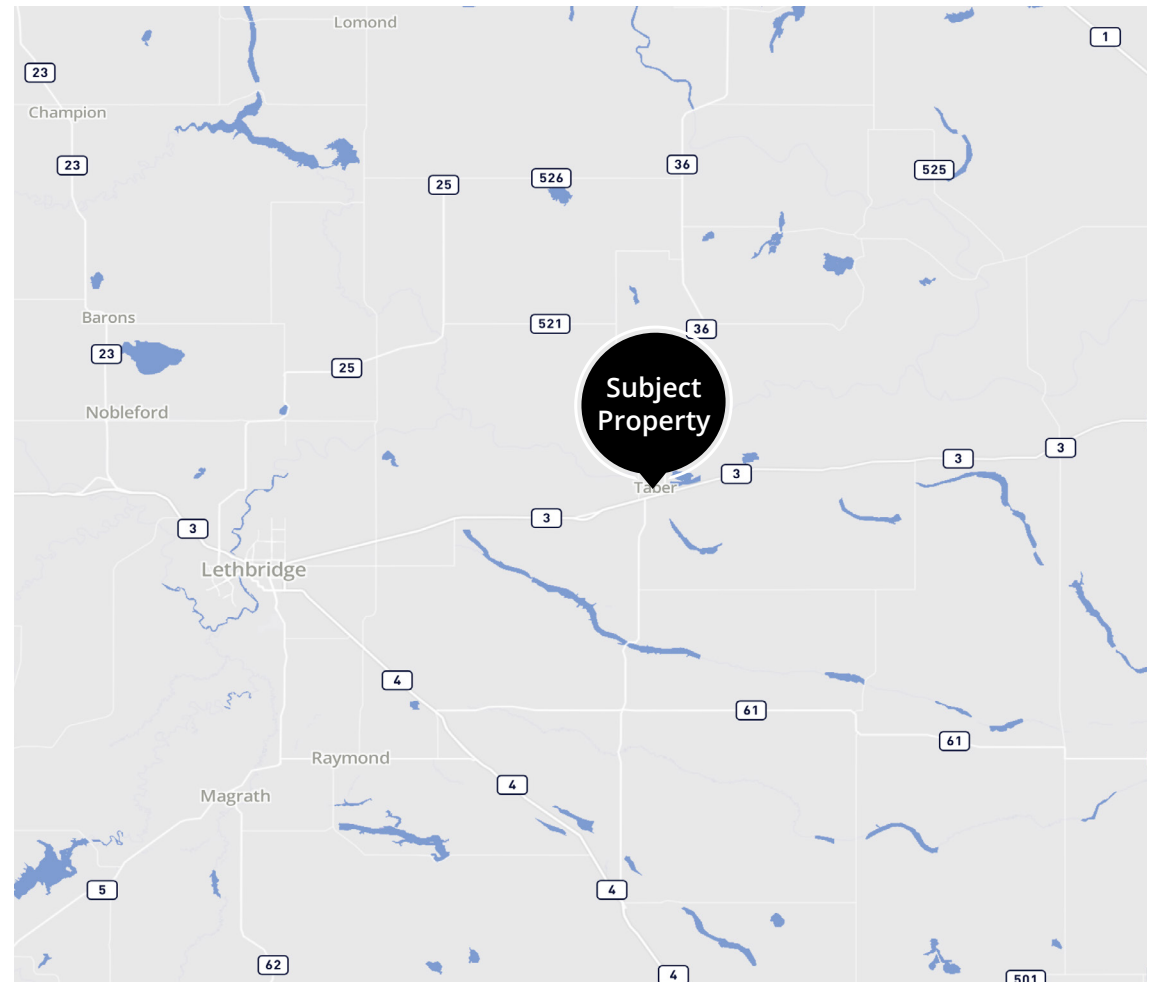
Principal, Senior Vice President
514 392 9477
shlomo.benarroch@avisonyoung.com

Avison Young

704 4 Avenue South, Suite 295
Lethbridge, AB
403 330 3338

Visit us online

avisonyoung.com



DRIVE TIMES

Lethbridge 40 minutes

Medicine Hat 1 hour 17 minutes

U.S. Border Crossing 1 hour 40 minutes

Calgary 2 hours 52 minutes