

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

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**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 (2026)

PROPERTY TAXES

\$21,493.94 (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, 480-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

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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.

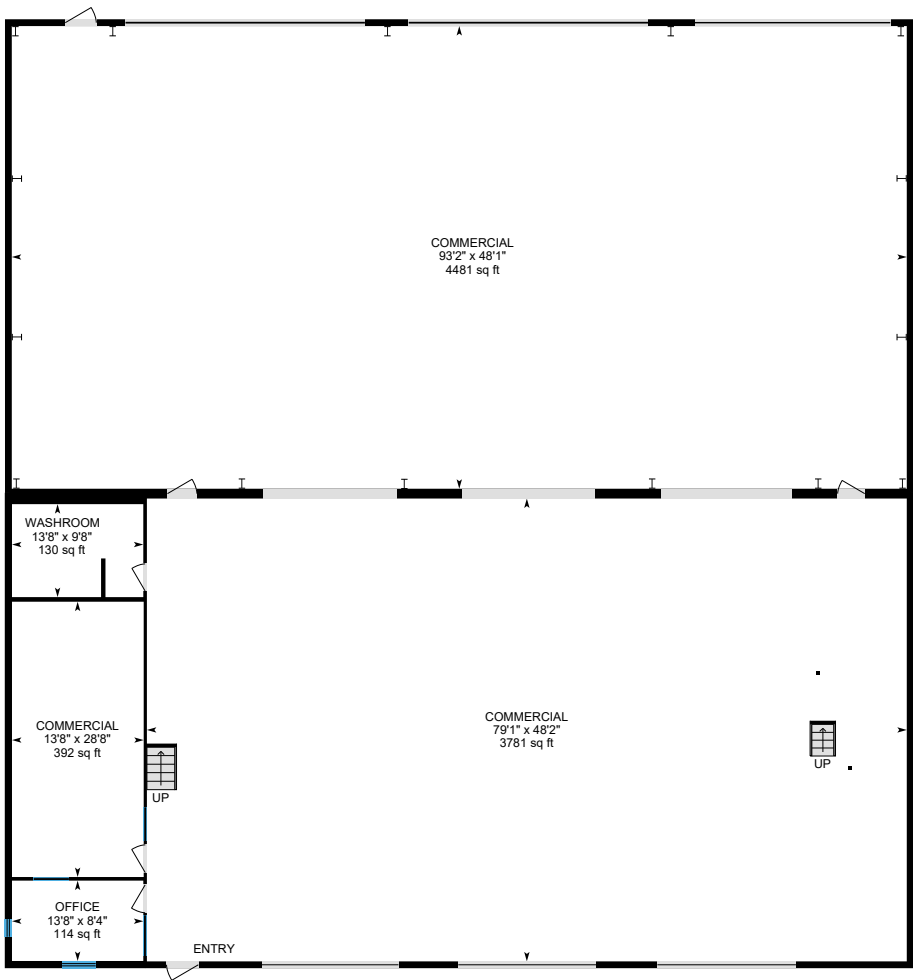
Ceiling Heights

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

Over Head Door Options

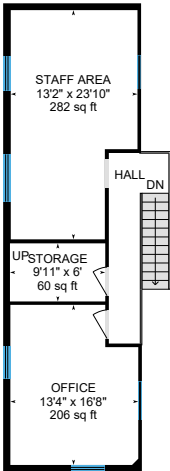
Front shop: 3, 14'x16'
Back shop: 3, 20'x20'
Quonset: 3, 20'x16'

Main shop floor plan



Main Floor

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Second Floor



Property photos

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Contact us for more information

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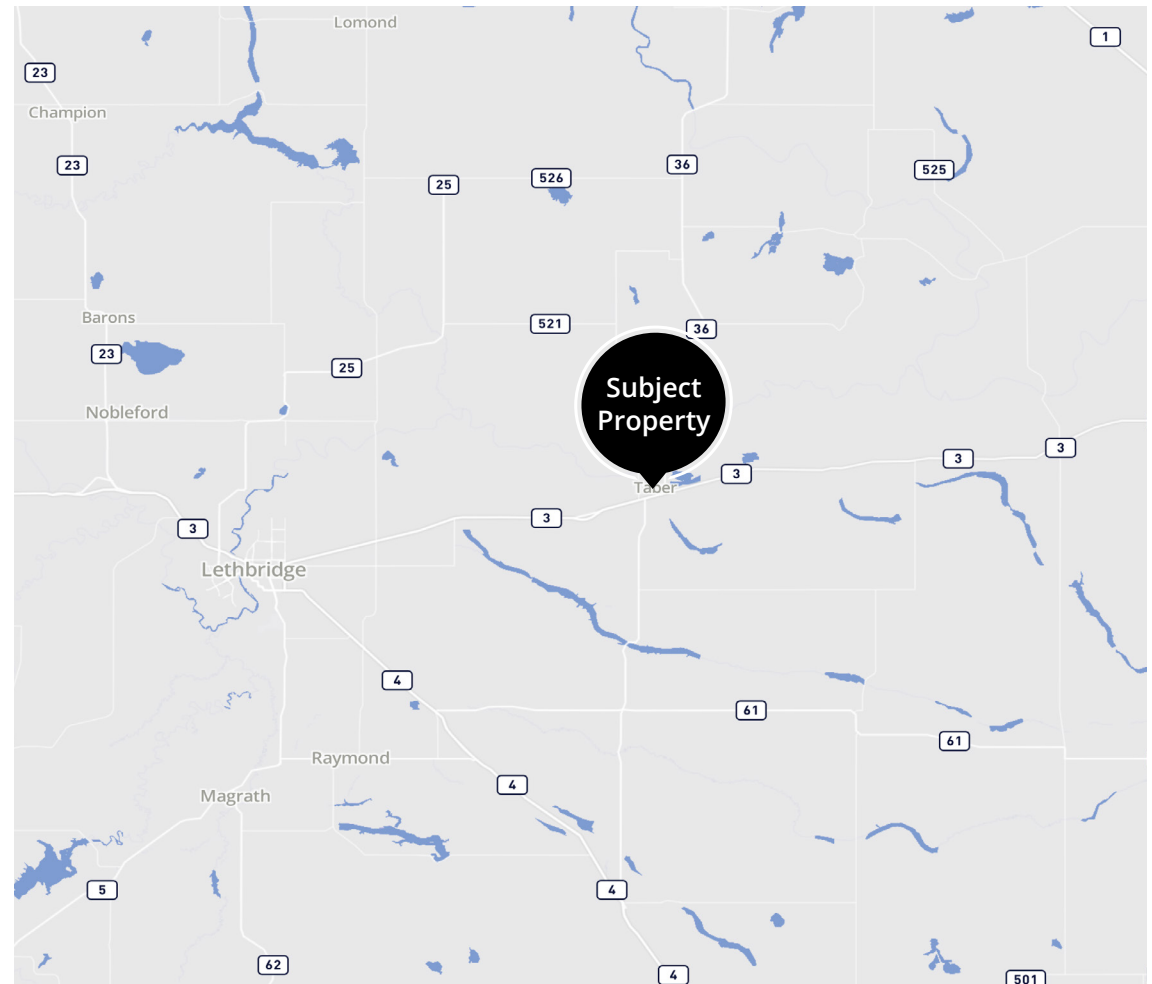
Avison Young

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DRIVE TIMES

Lethbridge 40 minutes

U.S. Border Crossing 1 hour 40 minutes

Medicine Hat 1 hour 17 minutes

Calgary 2 hours 52 minutes