

**NEW DEVELOPMENT!  
AMAZING OPPORTUNITY!**

**BANKERS**  
COMMERCIAL REAL ESTATE

# FOR LEASE

**5506 & 5508 46 Avenue, Taber AB**



# 5506 & 5508 46 Avenue, Taber AB



3D - N PERSPECTIVE



3D - NW PERSPECTIVE



3D - NE PERSPECTIVE

- **Lease Rate: Market Rate**
- Located on the busy freeway of Highway 3 and near Highway 36
- 2km from Town's only two public high schools and close to Taber Health (largest health unit in surrounding area)
- Daily exposure to 9000+ vehicles



# PROPERTY OVERVIEW

## Property Address

5506 & 5508 46 Ave  
Taber, AB

## Land Size

1.09 acres

## Total Area

9,000 SQFT

## Zoning

C-H

## Legal Description

Plan 3690L Block 21  
Lot 1,2,3,4,5

## Availability

Fall of 2023  
Term: 5-10 years

Plan 1410557 Block  
21 Lot 23

## Lease Rate

Market Rate



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3D - N PERSPECTIVE



3D - NW PERSPECTIVE



3D - NE PERSPECTIVE



3D - SW PERSPECTIVE



3D - SE PERSPECTIVE

# WHY TABER?

Taber services over 30,000 people in the region, with 8,862 living within the town limit. Located at the crossroads of two major highways - Highway 3 (East-West) and the high load corridor, Highway 36 (North-South), with only an hour drive to Alberta's major port of entry to the US. Businesses can easily connect to the US Interstate 15 at the Coutts border crossing, a CANAMEX trade corridor.

Taber is an exciting place to do business - with a diverse downtown core, robust industrial sector, excellent recreational amenities and a family friendly community.

## Main Industries:

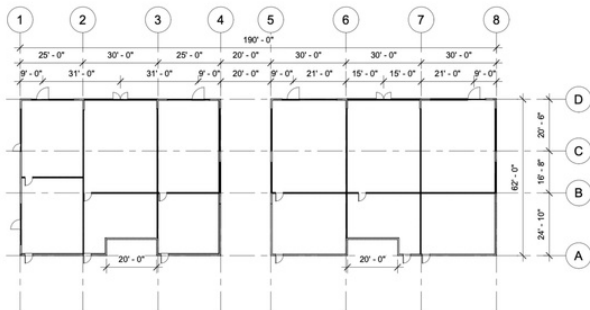
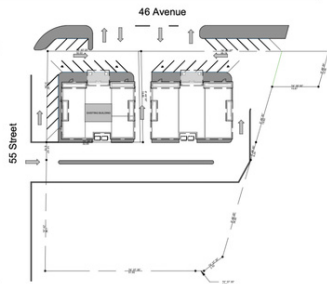
1. Agriculture
2. Energy
3. Food Processing
4. Green Energy
5. Manufacturing

## WEIGHTED AVERAGE ANNUAL DAILY TRAFFIC

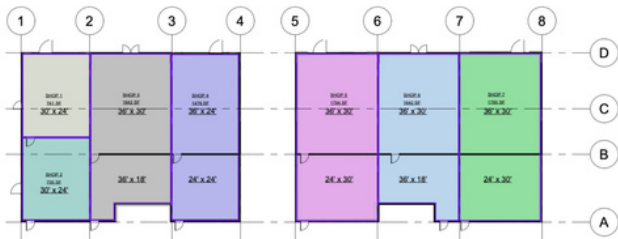


# BUILDING LAYOUT

Site Plan:  
1" = 50'-0"



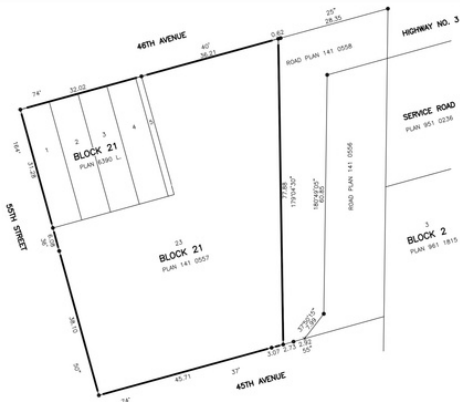
Main Floor Plan:  
1" = 20'-0"



**Gross Floor Plan:**  
1" = 20'-0"



**Shop Area:**  
1" = 20'-0"



NOTE : Property lines were marked on May 17th, 2023  
and are shown thus: ————  
Distances are in metres and decimal parts thereof.  
F.S.I. - Statutory Iron Posts found shown thus: ————●  
Temporary points shown thus: ————X

### VHL CONSTRUCTION LTD

SKETCH PLAN SHOWING MARKED PROPERTY BOUNDARIES  
of

LOT 23, BLOCK 21, PLAN 141 0557 &  
LOTS 1 TO 5 INCLUSIVE, BLOCK 21, PLAN 6390 L.

N.W. 1/4 SEC. 32, TWP. 9, RGE. 16, W.4 M.

Town of Taber



brown okamura & associates ltd.

Professional Surveyors  
2830 - 10 Avenue North, Lethbridge, Alberta

APPROVED	DRAWN MJ	DATE MAY 18/23
CHECKED DJA	JOB 23-16029	
SCALE	DRAWING	
D.J. Amanteo, A.L.S.	1:500	23-16029SK

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# BANKERS

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Bankers Commercial Real Estate provides investment services to both property owners and perspective buyers. Whether they are looking for acquisition or disposition services we can provide valuation, consulting, and planning, as well as assist in arranging financing for the projects.



Suite #203- 1122 3 Ave S,  
Lethbridge, AB T1J 0J6  
(403) 327-1133

[www.bankerscommercial.com](http://www.bankerscommercial.com)

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