

# \$325,000 - 5104 49 Avenue, Taber

MLS® #A2231834

**\$325,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Taber, Alberta

Opportunity knocks with this updated 1,498 sq ft commercial space plus a beautifully renovated 3-bedroom basement suite—perfect for entrepreneurs or savvy investors!

The main floor boasts a fresh, modern layout with a spacious open area (previously used as a salon), three private rooms ideal for massage, aesthetics, or office use, plenty of storage space and a washroom as well. Whether you're starting your own business or looking to rent out space to local professionals, the setup is versatile and move-in ready.

Downstairs, the separate covered entrance leads to a newly developed 3-bedroom suite with a full 4-piece bathroom, and a laundry/utility room—ideal for extra income or live-in flexibility.

Situated on a corner lot with plenty of parking, this property is steps from downtown amenities. Whether you're dreaming of running your own business, expanding your investment portfolio, or doing both—this one delivers. Act fast—commercial properties with this kind of flexibility don't come around often!

Built in 1951

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2231834  |
| Price  | \$325,000 |



|            |            |
|------------|------------|
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1951       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 5104 49 Avenue |
| Subdivision | NONE           |
| City        | Taber          |
| County      | Taber, M.D. of |
| Province    | Alberta        |
| Postal Code | T1G 1R7        |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Corner Lot, Landscaped, Low Maintenance Landscape |
| Roof            | Asphalt Shingle                                   |
| Construction    | Vinyl Siding                                      |
| Foundation      | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 52              |
| Zoning         | DT              |

### Listing Details

|                |                                         |
|----------------|-----------------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE (TABER) |
|----------------|-----------------------------------------|

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