

# \$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	51
Zoning	DT

### Listing Details

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