



GRASSROOTS
REALTY GROUP

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5802 52 Avenue
Taber, Alberta

MLS # A2324696



\$1,800,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	21,540 sq.ft.
Zoning:	M-1 (Light Industrial)

Heating: -

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: None.

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 2.99 Acres

Lot Feat: -

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