

\$3,900,000 - 5700 46 Avenue, Taber

MLS® #A2171126

\$3,900,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.50 Acres

NONE, Taber, Alberta

* WELL MAINTAINED BUSY FRANCHISE
MOTEL * 48 ROOMS * SALES OVER \$1.1M
* LOT SIZE: 1.5 ACRES * BUILT IN 1996 *
TOWN INDUSTRY: AGRICULTURE, GAS,
OIL * CUSTOMERS INCLUDE NATURAL
GAS, OIL DRILLING CREWS, FACTORY
WORKERS FOR AGRICULTURAL
PRODUCTS PROCESSING, TRAVELLERS
* RIGHT ON MAIN HIGHWAY 3 * TOWN IS
BUSY WITH SEVERAL CONSTRUCTION
PROJECTS; * The twinning project of
Highway 3 near this town started in July 2024.
The first phase will cover a 46 kilometre
stretch. This project has been a priority for the
region, especially as Highway 3 is a critical
economic corridor, supporting both tourism
and the agri-business sector. The project is
part of a broader plan to twin the entire 215
kilometre length of the highway, which will take
place over the next decade. * A new business
complex is under development on the east
side of this town near this motel along the
Highway 3 service road. This project will
feature ten business units, with several major
retailers already confirmed. These include No
Frills, Shoppers Drug Mart, and a Dollar Store.
There are still spaces available for seven more
businesses to join the complex.



Built in 1996

Essential Information

MLS® #

A2171126

Price	\$3,900,000
Sold Price	\$3,700,000
Bathrooms	0.00
Acres	1.50
Year Built	1996
Type	Commercial
Sub-Type	Hotel/Motel
Status	Sold

Community Information

Address	5700 46 Avenue
Subdivision	NONE
City	Taber
County	Taber, M.D. of
Province	Alberta
Postal Code	T1G 2B1

Additional Information

Date Listed	October 5th, 2024
Date Sold	December 14th, 2024
Days on Market	70
Zoning	CC(Comprehensive Commerci
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.