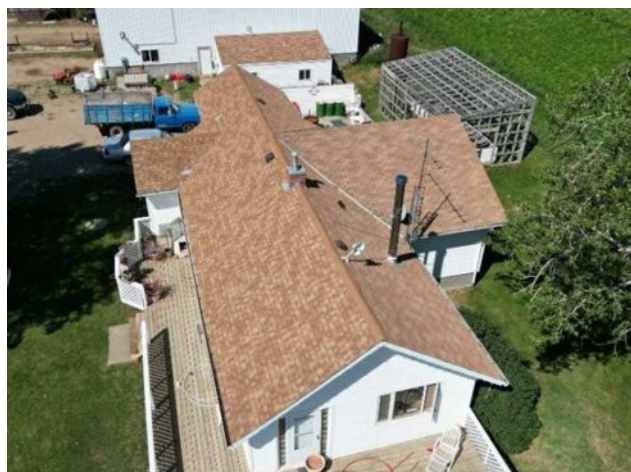


94038 Range Road 172
Rural Taber, M.D. of, Alberta

MLS # A2249918



\$1,399,000

Division:	NONE		
Cur. Use:	Commercial		
Style:	Bungalow		
Size:	1,484 sq.ft.	Age:	-
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Off Street		
Lot Size:	2.53 Acres		
Lot Feat:	Cleared, Other		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Taber
Basement:	Full, Suite	LLD:	27-9-17-W4
Exterior:	Vinyl Siding	Zoning:	RS, NR
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Other

Excellent mechanical/welding shop set up with cute home close to town. This 2.53 acre more or less parcel features a large, 60x64 foot well appointed mechanical and welding shop with a 10 ton overhead crane and 19.5 foot high ceiling as well as bays with mechanical pit. Plenty of space for a fabrication setup and a cozy home right next door. Close to town with just a short drive to Highway 3, offers excellent access and exposure. The home has a 1 bedroom basement suite with its own kitchen, bathroom and laundry. Upstairs offers 3 bedrooms and 1 bathroom as well as a large patio and living room with a wood burning stove.