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Building Size: 3,600 Sq Ft  
m/l

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Land Size: 1 acre m/l

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Zoning: Heavy  
Industrial

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Parking: On site

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Legal Lot: 57  
Description Block: 2  
Plan: 9912315

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## Property Info

### 6305 – 55 Street, Taber, AB

- This is an excellent warehouse/shop sub-lease opportunity in Taber
- The head lease commenced January 1, 2009 with an initial term of thirty six months

**Offered for Sub- lease at \$3,100.00  
plus GST per month**



**[BANKERS COMMERCIAL REAL ESTATE #300, 515 - 7th Street South. Lethbridge, Alberta T1J 2G8](#)**

|                         |  |                     |  |
|-------------------------|--|---------------------|--|
| Owner                   | Weatherford Canada Partnership – head lease tenant | Area of Town        | North industrial                           |
| Legal                   | Lot 57, Blk 2, Plan 9912315                        | Taxes               | T B A                                      |
| Total Building Size     | 3600 Sq Ft   | Warehouse Size      | 3200 Sq Ft                                 |
| Office Size             | 400 Sq Ft  | Fenced              | Portion of the yard                        |
| Lot Area                | 1 acre m/l   | Zoning              | Heavy industrial                           |
| Operating Cost Rate     | Included, utilities additional                     | Type of Lease       | Sub-lease                                  |
| Lease Rate              | \$3100 plus GST/month                              | Type of Heating     | Forced air (office)<br>radiant (warehouse) |
| Term of Lease Preferred | Remainder of sub-lease                             | Possession          | Immediate                                  |
| Sprinklered             | No   | Height to Beams     | 16' 7"                                     |
| Construction Type       | Steel frame/metal clad                             | Handicap Assessable | Yes  |
| Loading Options         | Ground level 2-14'x14'                             | Yard Cover          | Packed gravel                              |
| Floor Load              | Concrete slab undetermined                         | Public Washrooms    | Male/female                                |
| Natural Light           | Windows  | Cranes              | No   |
| A/C                     | Office   | Parking Stalls      | On site                                    |
| Rail Access             | No   | Sign Options        | yes  |
| Public Transit          | No   |                     |  |
| RPR                     | No   |                     |  |

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