

**AVISON  
YOUNG**

**For sale**

**5315 38 Avenue**  
Taber, AB



Multi-family investment in opportunity in Taber.  
A 29-unit apartment building with modern infrastructure,  
landscaped grounds, and proven revenue in a growing community.

### **Get more property information**

**Josh Marti**

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# For sale

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## Opportunity

This three-storey, 29-unit walk-up apartment building offers a strong investment opportunity in the growing community of Taber. Constructed in 1980 and extensively renovated, the property is in excellent condition and designed for long-term durability and tenant appeal. The suite mix includes 11 one-bedroom and 18 two-bedroom apartments, each featuring a living room, dining area, kitchen, storage and linen closets, and a four-piece bathroom. Above-grade units enjoy private balconies with sliding patio doors, while common areas include concrete BBQ patios for resident use.

The grounds are thoughtfully landscaped with mature trees, in-ground sprinklers, and perimeter fencing, complemented by concrete walks, drives, and parking areas. Residents benefit from 56 energized parking stalls and well-maintained outdoor spaces that enhance curb appeal. Recent upgrades include a new torch on roof and a new ventilation system installed in 2016, ensuring efficient building performance. Heating is provided through hot water baseboard systems, supported by 400-amp electrical service, separate meters, hot water tanks, and a forced-air furnace for pressurized hallways.

Additional income is generated through on-site laundry facilities, averaging approximately \$45 per unit per month. With its combination of modernized infrastructure, established landscaping, and proven revenue stream, this property represents a compelling multi-family investment in a stable and desirable market.

## Property details

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### OPPORTUNITY

24,024 sf on 0.86 acres  
29 unit apartment building

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### LEGAL ADDRESS

8111221;53;32

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### ZONING

Medium Density Residential (R-3)

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### SALE PRICE

\$4,100,000

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### TAXES

\$31,169.73 (2025)

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### POSSESSION

Negotiable

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## Location

This 29-unit multi-family property sits on 38 Avenue in a quiet, desirable neighborhood on Taber's south side. With a population of over 9,500—up 10% in five years—Taber is one of southern Alberta's fastest-growing communities.

Driven by a strong agricultural and agri-processing economy, the town offers stable employment, solid family incomes, and a welcoming small-town atmosphere. Residents enjoy nearby schools, parks, recreation facilities, medical services, and a variety of local shops and amenities.

Positioned along Highway 3, Taber provides excellent access to Lethbridge and other regional centres, making it attractive for families, commuters, and professionals seeking affordability with modern conveniences.

With roughly one-quarter of households renter-occupied, demand for quality rental housing remains strong. This property benefits from high occupancy and reliable long-term rental demand thanks to its prime location and favorable demographics.



## Income potential

- Current NOI of \$185,000
- Projected stabilized NOI \$300,000+ (7.3 Cap Rate)
- Majority of major Cap Ex is complete
- Average current rent \$966 per month
- Average market rent for 1-bedroom units at \$1,250 per month plus utilities
- Average market rent for 2-bedroom units at \$1,450 per month plus utilities



## Property highlights



Built in 1980



3 storey apartment building



11 one bedroom units



18 two bedroom units



56 energized parking stalls



Mature & established landscaping



Fenced outdoor common area



400-amp electrical service



On-site laundry facility



**TABER AQUAFUN  
CENTRE**

**LEGACY DODGE  
TABER**



**Subject  
Property**

Avison Young has been retained by 1509187 Alberta Ltd. & 1509179 Alberta Ltd. on an exclusive basis to arrange for the offering and sale of the Taber Manor. Additional information can be made available to assist in evaluating this sale offering upon execution of a Confidentiality Agreement by interested parties/prospective purchasing entities.



[Click to download  
Confidentiality Agreement](#)

## Get more property information

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