

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 434 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Bassano, Alberta

**Listing ID:**  
30226


**MLS ID:**  
A2212668

**\$154,000**



 **KATE MCLEAN**  
 (403) 501-9001

 Harvest Real Estate

 434 2 Avenue , Bassano , Alberta T0J 0B0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 263	<b>Zoning</b> Commercial
<b>Subdivision</b> NONE	<b>Year Built</b> 1977	<b>Structure Type</b> Low Rise (2-4 stories)
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 3872T
<b>Building Area (Sq. Ft.)</b> 1511.00	<b>Building Area (Sq. M.)</b> 140.38	<b>Cooling</b> Central Air
<b>Inclusions</b> N/A	<b>Restrictions</b> None Known	<b>Reports</b> Title Insurance

Bassano is a wonderful community that is growing and full of possibilities. Have a look at this main street building surrounded by the local merchants that serve this quaint town. This property provides great storefront visibility for any type of business be it office space, restaurant or retail space. There is plenty of parking in back in addition to the street front parking. The building has a spacious main area that opens to an additional bright open area, great storage, 2 washrooms and an addition that allows for access to the back patio. Improvements include a new furnace and hot water tank in 2019, improved insulation, some new windows and an exterior door. This building has 200 amp and 3 phase power so there are no limitations to the type of business you start. Have a look at this great property with endless possibilities and GET MOVING IN THE RIGHT DIRECTION!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® 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.