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801 5 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Bassano, Alberta



Listing ID:
31326


MLS ID:
A2239468

\$380,000



 **BEVERLY TEDFORD**
 (403) 501-4630

 MaxWell Capital Realty - Brooks
 403-253-5678

 801 5 Avenue , Bassano , Alberta T0J0B0

Transaction Type For Sale	Days On Market 184	Zoning Industrial
Subdivision NONE	Year Built 1998	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 7510801
Building Area (Sq. Ft.) 5200.00	Building Area (Sq. M.) 483.09	Construction Type Metal Siding
Roof Metal	Foundation None	Heating Forced Air,Natural Gas
Inclusions Stove, Microwave, Conference room table & chairs, All other unattached items on site	Restrictions None Known	Reports Leases

Formerly Known as the "Bassano Fire Hall" this Centrally Located Shop is Ready for a New Owner! Listed "For Sale" substantially BELOW assessed value....this shop is perfect for a variety of permitted uses (check the photos for Permitted Uses as well as Discretionary Uses by the Town of Bassano). This 5,200 sq ft. metal clad building sits on 27,875 sq ft corner lot. Shop features 5" concrete floors, 6 BAYS complete with 4-12' and 2-10" over head doors, a spacious conference/coffee/lunch room, two bathrooms, and a sizeable office. If you are an investor, or desire to become an investor you will be happy to know that AHS has two parking spaces in one bay currently leased until 2036 with accelerating gross rent clauses as shown in current lease agreement with Town of Bassano. Lease agreement to be assumed by new owner. What a great opportunity to own industrial land and shop in thriving Bassano where urban living and economic growth are thriving! Lets "BUILD BASSANO' together.

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