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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**
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 801 5 Avenue , Bassano , Alberta T0J0B0

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