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801 5 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationBassano, 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

123

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

RestrictionsNone 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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