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308 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Bassano, Alberta


Listing ID:
33690


MLS ID:
A2274897

\$995,400



 **JILL CONROY**
 (403) 808-6199

 RE/MAX First
 403-278-2900

 308 2 Avenue , Bassano , Alberta T0J 0B0

Transaction Type

For Sale

Days On Market

22

Zoning

1

Subdivision

NONE

Building Type

Retail,See Remarks

Year Built

1977

Structure Type

Retail

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

3872T

Building Area (Sq. Ft.)

13000.00

Building Area (Sq. M.)

1207.73

Inclusions

To be mutually agreed upon by the parties at the time of sale and incorporated into the Offer to Purchase as Schedule "B".

Restrictions

None Known

Reports

None

Extremely well-built strip mall located in the welcoming community of Bassano, Southern Alberta. The property features four bays in total, including Armando's Restaurant, a fully equipped restaurant and bar, one occupied thrift store, and two vacant bays, offering excellent flexibility for future leasing or owner use. This is a rare opportunity to purchase the land, building, and established restaurant business, all in one transaction. The restaurant and pub have been meticulously maintained and cared for with clear pride of ownership, reflecting the attention to detail of an owner-operator. The vacant bays have intentionally been left unleased, allowing a new owner the freedom to determine tenant mix or alternative uses. Ample on-site parking and solid construction further enhance the long-term value of this investment in a stable Southern Alberta town.

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