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## 518 2 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale



**Location**  
Bassano, Alberta



**Listing ID:**  
34872


**MLS ID:**  
A2279530

**\$239,500**



 **BRUCE TANNAS**  
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 403-547-8401

 518 2 Avenue , Bassano , Alberta T0J 0B0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Building Type</b> Free-Standing,Mixed Use,See Remarks,Street Level Storefront	<b>Year Built</b> 1980
<b>Structure Type</b> Flex	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 3872T	<b>Building Area (Sq. Ft.)</b> 1530.15	<b>Building Area (Sq. M.)</b> 142.15
<b>Construction Type</b> Concrete,Metal Siding ,Mixed	<b>Roof</b> Flat	<b>Cooling</b> Central Air
<b>Heating</b> Central,Natural Gas	<b>Access to Property</b> Direct Access,Public	<b>Inclusions</b> None
<b>Restrictions</b> Encroachment,See Remarks	<b>Reports</b> Leases,RPR	

ATTENTION INVESTORS - Looking for a commercial investment opportunity in a well-maintained building with good tenants? Look no further than this! The building has three 500 sq foot bays which are currently leased by two tenants, one with a 500' bay and the other with two 500' bays, with leases that last until mid 2027 and 2028, respectively. Property also features low maintenance cinderblock construction with metal siding and recent roof replacement. Don't miss this chance to earn an estimated Cap Rate of 6%. Contact your commercial Realtor® or the listing agent today to learn more about this opportunity.

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