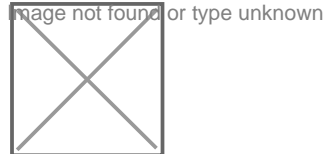


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1001 2 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Bassano, Alberta



Listing ID:
35134


MLS ID:
A2308571

\$999,000



 **JESSE VANSLYKE**
 (403) 376-0599

 **CIR REALTY**
 403-501-7653

 1001 2 Avenue , Bassano , Alberta T0J 0B0

Transaction Type For Sale	Title Fee Simple	Days On Market 1
Zoning IND	Subdivision NONE	Year Built 2000
Structure Type Warehouse	Property Type Commercial	Property Sub Type Warehouse
Legal Plan 991 2096	Building Area (Sq. Ft.) 6000.00	Building Area (Sq. M.) 557.41
Lot Size (Sq. Ft.) 47916	Lot Size (Acres) 1.10	Roof Metal
Foundation Poured Concrete,Slab	Access to Property Direct Access,Paved Road	Inclusions N/A
Restrictions None Known	Reports Other Documents	

Unlock the potential of this versatile 6,000 sq. ft. commercial building located in the growing community of Bassano. Situated on over an acre of fenced and gravelled yard space, this property offers an outstanding opportunity for a wide range of business ventures. The current owner has already begun renovations for an indoor growing operation, creating the potential for a buyer to continue with that vision, or transform the property for another use such as a data center, industrial operation, storage facility, service business, or commercial workspace. Inside the building you will find several office spaces, a lunch room, and a full washroom, providing a functional layout for staff and daily operations. The large yard offers excellent access, parking, equipment storage, and room for expansion. If additional land is required, there are also two adjoining lots available for purchase beside the property MLS A2308578 & MLS A2308590. This excellent location provides convenient access to Highway 1, making transportation and logistics simple while positioning your business in a strategic commercial corridor. Opportunities like this are hard to find in today's market. Whether you are looking to expand your business, invest, or develop a specialized operation, this property offers exceptional potential in Bassano.

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