

\$380,000 - 801 5 Avenue, Bassano

MLS® #A2239468

\$380,000

0 Bedroom, 0.00 Bathroom, 5,200 sqft
Industrial on 0.00 Acres

N/A, Bassano, Alberta

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. (id:6289)

Built in 1998

Essential Information

Listing #	A2239468
Price	\$380,000
Bathrooms	0.00
Square Footage	5,200



Acres	0.00
Year Built	1998
Type	Industrial

Community Information

Address	801 5 Avenue
Subdivision	N/A
City	Bassano
Province	Alberta
Postal Code	T0J0B0

Interior

Heating	Natural gas Forced air
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Exterior

Exterior	Metal
Foundation	None

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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