

\$380,000 - 801 5 Avenue, Bassano

MLS® #A2239468

\$380,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, 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.

Built in 1998

Essential Information

MLS® #	A2239468
Price	\$380,000
Bathrooms	0.00
Acres	0.00
Year Built	1998



Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

Address	801 5 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J0B0

Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

Exterior

Roof	Metal
Construction	Metal Siding
Foundation	None

Additional Information

Date Listed	July 13th, 2025
Days on Market	45
Zoning	Industrial

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.