

\$30,000 - 415 2 Avenue, Bassano

MLS® #A2079738

\$30,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Bassano, Alberta

OWN A PIECE OF ALBERTA HISTORY -

There is growth & energy in the Town of Bassano; be part of the downtown revitalization! Bassano has been experiencing tremendous investment & development as part of the Beautify, Build & Benefit municipal strategy. This property is available for purchase through the prescribed, tax forfeiture process, sale price will be \$30,000 plus GST. Iconic two-storey brick building is located in the Business Innovation District, where mixed commercial & residential uses are permitted. Excellent front window visibility is ideal for eatery, retail space or offices. Second level has separate entrance & has been used as residential suites. Original hardwood flooring & millwork. Existing development is in poor condition; utilities have been disconnected, electrical, plumbing, heating need replacement. Tar & gravel roof is leaking & new roof is high priority. Residential & commercial inventory levels are at historic lows; situate your business in an affordable location where it's easy to do business & find quality tenants. Take advantage of the time & money savings of a live / work property within 90 minutes of Calgary. Bassano's vision is to become the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play. Visit www.bassano.ca for the Land Use Bylaw or click the QR code for a link to the website.



Property is not a designated "Historic Site" & development obligations are the jurisdiction of Town of Bassano & Alberta Safety Codes.

Built in 1939

Essential Information

MLS® #	A2079738
Price	\$30,000
Sold Price	\$30,000
Bathrooms	0.00
Acres	0.00
Year Built	1939
Type	Commercial
Sub-Type	Mixed Use
Status	Sold

Community Information

Address	415 2 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Exterior

Roof	Tar/Gravel
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Additional Information

Date Listed	September 9th, 2023
Date Sold	January 30th, 2024
Days on Market	142
Zoning	Commercial
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Community Realty
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Town of Bassano Property Information Supplement

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