

\$184,900 - 606 4 Street, Bassano

MLS® #A2098060

\$184,900

0 Bedroom, 0.00 Bathroom, 1,420 sqft

Multi-Family on 0.00 Acres

NONE, Bassano, Alberta

LOOK AT THIS CASHFLOW! If you are looking to begin your revenue property journey or live in one unit & pay down the mortgage rapidly, this unique property is a tremendous opportunity. Rental properties are extremely scarce in the area, with strong demand from workers in skilled trades, education & healthcare. This property was a conversion of a single family home & beauty parlour into 4 separate suites. 2 units with 2 bdrms + 2 units with 1 bdrm. Each unit separately heated; 1 gas meter, 1 water meter & 2 power meters. New 25 year shingles in 2017, 2 updated water heaters in 2018 & 2023. Basement 1 bdrm suite just extensively renovated with new bath, flooring & paint. 300 x 150 lot has single garage which could be rented. Ample parking spaces & potential for RV parking. This building could be a very unique specialty revenue property catering to snowbirds with RVS, healthcare professionals working at the nearby hospital & more. Property is zoned Residential. Please consult the Town of Bassano Land Use Bylaw for information about Residential Development Incentives, Zoning & Permitted Uses.

Built in 1940

Essential Information

MLS® # A2098060

Price \$184,900



Sold Price	\$175,000
Bathrooms	0.00
Square Footage	1,420
Acres	0.00
Year Built	1940
Type	Multi-Family
Sub-Type	4 plex
Style	Other
Status	Sold

Community Information

Address	606 4 Street
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J0B0

Amenities

Parking Spaces	10
Parking	Off Street

Interior

Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Natural Gas, Space Heater
Has Basement	Yes
Basement	Full

Exterior

Roof	Asphalt Shingle
Foundation	Block

Additional Information

Date Listed	December 14th, 2023
Date Sold	April 9th, 2024
Days on Market	115
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office

Royal LePage Community Realty

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