



GRASSROOTS
REALTY GROUP

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518 2 Avenue
Bassano, Alberta

MLS # A2279530



\$239,500

Division: NONE
Type: Mixed Use
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 1,530 sq.ft.
Zoning: C1

Heating: Central, Natural Gas
Floors: -
Roof: Flat
Exterior: Concrete, Metal Siding , Mixed
Water: Public
Sewer: Public Sewer
Inclusions: None

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: -
Lot Feat: -

ATTENTION INVESTORS - Looking for a commercial investment opportunity in a well-maintained building with good tenants? Look no further than this! The building has three 500 sq foot bays which are currently leased by two tenants, one with a 500' bay and the other with two 500' bays, with leases that last until mid 2027 and 2028, respectively. Property also features low maintenance cinderblock construction with metal siding and recent roof replacement. Don't miss this chance to earn an estimated Cap Rate of 6%. Contact your commercial Realtor or the listing agent today to learn more about this opportunity.