



GRASSROOTS
REALTY GROUP

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305 2 Avenue
Bassano, Alberta

MLS # A2304685



\$450,000

Division:	NONE		
Type:	Multi-Family/Triplex		
Style:	Bungalow, Other		
Size:	2,938 sq.ft.	Age:	1969 (57 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Wall AC Upper Apartment, Washers & Dryers in Apartment

RARE 3 UNIT INCOME PROPERTY - This unique Bassano property has 3 attached dwellings and is a brilliant play for a first time buyer - live in one 2 unit, rent the other 2. House has been rented to same excellent tenant for 16 years! House is fully developed with 3 bdrms up & 4 pc bath. Sunny eat-in kitchen. Updated flooring through main. Basement finished with workshop area, family room, bdrm, 3 pc bath & laundry. New high efficiency furnace. Up / down duplex shares 1 common wall with house & have separate entries for upper & ground level units. Duplex units have living room, kitchen, 2 bdrms, 4 pc baths & private laundry. This property has not had a rental vacancy for many years. Rent roll & income / expense provided by request. Sitting on 100 x 150 ft corner lot, mature trees provide some shelter and shade. Lots of off street parking available at back of property & RV parking too. Bassano has K-12 school, hospital, golf course, shopping & has a high demand for quality rental housing. Virtual tour for all 3 units available.