



GRASSROOTS
REALTY GROUP

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1001 2 Avenue
Bassano, Alberta

MLS # A2308571



\$999,000

Division: NONE
Type: Warehouse
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: -
Bus. Name: -
Size: 6,000 sq.ft.
Zoning: IND

Heating: -
Floors: -
Roof: Metal
Exterior: -
Water: -
Sewer: -
Inclusions: N/A

Addl. Cost: -
Based on Year: -
Utilities: -
Parking: -
Lot Size: 1.10 Acres
Lot Feat: -

Unlock the potential of this versatile 6,000 sq. ft. commercial building located in the growing community of Bassano. Situated on over an acre of fenced and gravelled yard space, this property offers an outstanding opportunity for a wide range of business ventures. The current owner has already begun renovations for an indoor growing operation, creating the potential for a buyer to continue with that vision, or transform the property for another use such as a data center, industrial operation, storage facility, service business, or commercial workspace. Inside the building you will find several office spaces, a lunch room, and a full washroom, providing a functional layout for staff and daily operations. The large yard offers excellent access, parking, equipment storage, and room for expansion. If additional land is required, there are also two adjoining lots available for purchase beside the property MLS A2308578 & MLS A2308590. This excellent location provides convenient access to Highway 1, making transportation and logistics simple while positioning your business in a strategic commercial corridor. Opportunities like this are hard to find in today's market. Whether you are looking to expand your business, invest, or develop a specialized operation, this property offers exceptional potential in Bassano.