



GRASSROOTS
REALTY GROUP

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5002 50 Street
Bashaw, Alberta

MLS # A2331983



\$330,000

Division: Bashaw

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,037 sq.ft.

Zoning: C.1

Heating: Natural Gas

Floors: -

Roof: -

Exterior: -

Water: -

Sewer: -

Inclusions: See Remarks

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: 0.04 Acre

Lot Feat: -

Welcome to my favourite building in Bashaw, Alberta! Someday I'm gonna have enough money to buy this building, but until then you're going to have the chance to own it. Originally the bank of Montreal, so construction is rock solid and offers three levels with subsequent revenue streams. The main floor has one of the best tenants in town, the Cooperators insurance group, with three more years left on their lease. The basement is recently upgraded and comes fully furnished, plus, a nice tenant. Heading upstairs, much of the character of the original building is still evident, This is the coolest apartment in town! Bashaw is a fantastic, vibrant community in the heart of central Alberta. It offers all the essential amenities, including a K to 12 school and healthcare. Due to the proximity to its six larger neighbours (Camrose, Wetaskiwin, Ponoka, Lacombe, Blackfalds & Stettler) + good jobs, rentals are always in demand here. A fine investment and such a great building, This is Alberta, Amen!