

**625 11 Street  
Bassano, Alberta****MLS # A2252017****\$225,000****Division:** NONE**Type:** Business**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 909 sq.ft.**Zoning:** C2**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** Asphalt Shingle**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** 1.15 Acres**Sewer:** -**Lot Feat:** See Remarks**Inclusions:** Shop building

Investor alert! Located just off highway 1 in Bassano, this commercial lot and buildings have a long-term business located on it. The landowner is looking to lease back the property for the business at market rates. The property features an office building (modified mobile home) and shop building. This represents a great potential income stream for an investor. Contact your Realtor<sup>®</sup>; or the listing agent today to learn more about this opportunity.