

**309 1st Avenue
Bassano, Alberta****MLS # A2190171****\$90,000****Division:** NONE**Lot Size:** 0.34 Acre**Lot Feat:** -**By Town:** -**LLD:** -**Zoning:** I**Water:** -**Sewer:** -**Utilities:** -

For more information, please click the "More Information" button. Great opportunity to own an Industrial lot in the wonderful growing and promising town of Bassano. It is conveniently located off of highway-1 (Trans-Canada) on a trucking route, about 30 minutes driving West of Brooks, 50 minutes East of Strathmore and 80 minutes East of Calgary, currently run as Automotive Sales (Auto Dealership), with many other potential permitted and discretionary uses. The land use, depending on Town of Bassano approvals, could include but not limited to Auto and equipment sale and service, Cannabis production, Bulk fuel station, Heavy and light industrial and many more. The lot is approximately 15,000 sq. ft. area, with approximately 100 ft. exposure and 150 ft. depth, Fully fenced with commercial chain-link 6 ft. fence that has a 20 ft. rolling gate. It has a trailer on site that's currently used as office space (trailer could use some renovations). It is also serviced with municipal water and sewer (connections are ON THE LOT, under the trailer). A wonderful opportunity to potentially own your Industrial/Commercial serviced and fenced lot with Office space, Ready to get your business rolling, at a fraction of the cost of similar properties in nearby towns and cities.