

**434 2 Avenue  
Bassano, Alberta****MLS # A2212668****\$154,000****Division:** NONE**Type:** Mixed Use**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 1,511 sq.ft.**Zoning:** Commercial**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** N/A

Bassano is a wonderful community that is growing and full of possibilities. Have a look at this main street building surrounded by the local merchants that serve this quaint town. This property provides great storefront visibility for any type of business be it office space, restaurant or retail space. There is plenty of parking in back in addition to the street front parking. The building has a spacious main area that opens to an additional bright open area, great storage, 2 washrooms and an addition that allows for access to the back patio. Improvements include a new furnace and hot water tank in 2019, improved insulation, some new windows and an exterior door. This building has 200 amp and 3 phase power so there are no limitations to the type of business you start. Have a look at this great property with endless possibilities and GET MOVING IN THE RIGHT DIRECTION!