

# \$90,000 - 309 1st Avenue, Bassano

MLS® #A2190171

**\$90,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.34 Acres

NONE, Bassano, Alberta

For more information, please click Brochure 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.



## Essential Information

MLS® #	A2190171
Price	\$90,000
Bathrooms	0.00
Acres	0.34
Type	Land
Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	309 1st Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

### **Additional Information**

Date Listed	January 25th, 2025
Days on Market	88
Zoning	I

### **Listing Details**

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.