

# \$154,000 - 434 2 Avenue, Bassano

MLS® #A2212668

**\$154,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

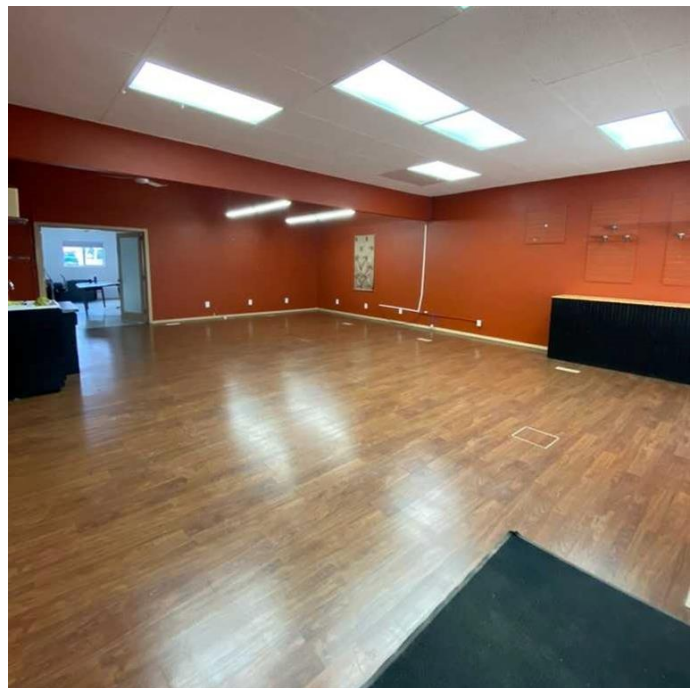
NONE, Bassano, Alberta

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!

Built in 1977

## Essential Information

MLS® #	A2212668
Price	\$154,000
Bathrooms	0.00
Acres	0.00
Year Built	1977
Type	Commercial
Sub-Type	Mixed Use
Status	Active



## Community Information

Address	434 2 Avenue
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

## Interior

Cooling	Central Air
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## Additional Information

Date Listed	April 17th, 2025
Days on Market	128
Zoning	Commercial

## Listing Details

Listing Office	Harvest Real Estate
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