

# \$380,000 - 801 5 Avenue, Bassano

MLS® #A2239468

**\$380,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Bassano, Alberta

Formerly Known as the "Bassano Fire Hall" this Centrally Located Shop is Ready for a New Owner! Listed "For Sale" substantially BELOW assessed value....this shop is perfect for a variety of permitted uses ( check the photos for Permitted Uses as well as Discretionary Uses by the Town of Bassano). This 5,200 sq ft. metal clad building sits on 27,875 sq ft corner lot. Shop features 5" concrete floors, 6 BAYS complete with 4-12' and 2-10" over head doors, a spacious conference/coffee/lunch room, two bathrooms, and a sizeable office. If you are an investor, or desire to become an investor you will be happy to know that AHS has two parking spaces in one bay currently leased until 2036 with accelerating gross rent clauses as shown in current lease agreement with Town of Bassano. Lease agreement to be assumed by new owner. What a great opportunity to own industrial land and shop in thriving Bassano where urban living and economic growth are thriving! Lets "BUILD BASSANO" together.

Built in 1998

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2239468  |
| Price      | \$380,000 |
| Bathrooms  | 0.00      |
| Acres      | 0.00      |
| Year Built | 1998      |



|          |            |
|----------|------------|
| Type     | Commercial |
| Sub-Type | Industrial |
| Status   | Active     |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 801 5 Avenue      |
| Subdivision | NONE              |
| City        | Bassano           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J0B0            |

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

### Exterior

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Metal Siding |
| Foundation   | None         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 13th, 2025 |
| Days on Market | 64              |
| Zoning         | Industrial      |

### Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | MaxWell Capital Realty - Brooks |
|----------------|---------------------------------|

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