



**308 2 Avenue
Bassano, Alberta**

MLS # A2274897



\$899,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	13,000 sq.ft.
Zoning:	1

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-

Inclusions: To be mutually agreed upon by the parties at the time of sale and incorporated into the Offer to Purchase as Schedule "A".

Extremely well-built strip mall located in the welcoming community of Bassano, Southern Alberta. The property features four bays in total, including Armando's Restaurant, a fully equipped restaurant and bar, one occupied thrift store, and two vacant bays, offering excellent flexibility for future leasing or owner use. This is a rare opportunity to purchase the land, building, and established restaurant business, all in one transaction. The restaurant and pub have been meticulously maintained and cared for with clear pride of ownership, reflecting the attention to detail of an owner-operator. The vacant bays have intentionally been left unleased, allowing a new owner the freedom to determine tenant mix or alternative uses. Ample on-site parking and solid construction further enhance the long-term value of this investment in a stable Southern Alberta town.