



**940 5 Avenue
Bassano, Alberta**

MLS # A2282005



\$500,000

Division:	NONE
Type:	Warehouse
Bus. Type:	Auto Service,Other
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,180 sq.ft.
Zoning:	IND

Heating:	Overhead Heater(s), Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Metal	Utilities:	Electricity Connected, Natural Gas Connected, Phone, S
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	0.43 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	See List		

Excellent opportunity to own a versatile commercial property in Bassano, Alberta, complete with a fully fenced 0.43 acre yard and a well equipped shop designed for productivity and growth. The main shop features three overhead doors measuring 10, 12, and 14 feet, along with a 16 foot ceiling height and three vehicle hoists, making it ideal for servicing large vehicles and equipment. The front portion of the building offers a welcoming display area, dedicated office space, and two washrooms, creating a functional and professional environment for both staff and customers. An additional covered and heated parking area has been added, providing extra workspace and year round convenience. The current owner operates an automotive repair and vehicle recovery and towing business from this location and is willing to include all equipment and tow trucks with the sale. This allows a new owner to step in and start earning income immediately. With its prime location along the Trans Canada Highway, this property is exceptionally well suited to continue as an automotive repair and towing operation, benefiting from highway exposure and steady demand. There is also excellent potential for expansion and future growth. Whether you are looking to take over an established operation or launch your own commercial venture, this is a rare chance to acquire a fully set up commercial facility in a strategic location.