

308 2 Avenue Bassano, AB T0J 0B0

Commercial
Active

A2044370

PD:

DOM: 229 **LP:** \$1,200,000.00
CDOM: 229 **LR:**
OP: \$1,200,000.00



Trans Type: For Sale **Title:**
County: Newell, County of **City:** Bassano
Type: Retail **SQFT:** 13,000
Bus Type: Bar/Tavern/Lounge, Food & Beverage, Hospitality, Pizza, Restaurant **Year Built:** 1977
Building Type: Retail, See Remarks, Shopping Centre, Street Level Storefront, Strip Mall **Business:** Yes
Subdivision: NONE **# Floors:**
LINC#: [0019683523](#) **# Buildings:** 1
Legal Pln: 3872T **Blk:** 6 **Lot:** 15 to 18 and the East 25
Zoning: 1 **Tax Amt:** \$15,297.25
Lot Size: 0.77 Ac **Tax Year:** 2023
Exclusions: No **SRR:** No
Reports: None **Leg Unit #:**
Restrictions: None Known
Disclosure:
Owner Type:
Possession: Negotiable

Public Remarks: Extremely well built stripmall with a fully equiped Restaurant & Bar with tons of parking. This is a great opportunity to purchase the Land, Building and business in a nice town in Southern Alberta. The restaurant and pub are well taken care of and maintained like an owner operator would, with pride and detail. The rest of the building is currently vacant, but the owner has not been trying to rent it out, because he wanted to allow a new owner to make those choices.

Property Information

Building Area: 13,000.00 **Nearest Town:** **Front Exp:**
Lot Size Dim: **Floor Thick:** **Lot Depth:** 150.00
Condo Type: Not a Condo **Condo Fee:** **Fee Frequency:**
Rd Front: City Street
Exclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"
Lot Features: Back Lane, See Remarks
Access To Prop: Back Alley Access, Direct Access, Strip Shopping Mall
Inclusions: To be mutually agreed to at the time of sale, and attached to the Offer to Purchase as a Schedule "B"

Office & Retail Information

Lease Amount: **Lease Freq:** Annually **Lease Count:**
Lease Rate SM: **Lse Rate SF:** **Lse Measure:** Square Feet

Parking Information

Total Parking: 50 **Energized:** **Common:**
Parking: 50

Business Information

Agent & Office Information

List REALTOR@: [Rob Campbell](#)  rob@robcampbell.ca **Phone:** [403-542-7253](#)
List Firm: [CIR REALTY](#) **Phone:** [403-271-0600](#)
Firm Address: 130, 703 - 64 AVENUE SE, CALGARY, T2H 2C3 **Firm Fax:** [403-271-5909](#)
Appt: Do NOT use ShowingTime for tours, call Rob Campbell (403) 542-7253. Please make sure to set up your tour well in advance, any site visit will need to be done early in the day, before the business opens. Please see Agent Only Remarks for additional info.
Showing Contact: Rob Campbell 403-542-7253 **List Date:** 07/21/2023
Comm: 2% of the balance of the sale price **Expiry Dt:** 07/21/2024
LB Type/Info: None, See Remarks/ **With Dt:**
Owner Name: Armando's Ristorante Ltd. **Ownership:** Private
Occupancy: Owner **Exclusion:** No **SRR:** No
Member Rmks: Please DO NOT visit the location without an appointment. Please provide as much advance notice as possible before a tour of the site. A signed Confidentiality Agreement will be required before the release of specific information, it can be downloaded from the supplements tab. You can reach Rob at (403) 542-7253 This is an operating business, please ask your clients to act with discretion while on site. While in the business, please make sure to address any questions to the Listing Agent, and not to any staff that may be in the building. Please ensure that you have pre qualified your buyer to make sure that they have the financial and operational experience to purchase this type of business.

