

4915 50  
Bashaw, Alberta

MLS # A2229300



## \$325,000

**Division:** Bashaw  
**Type:** Office  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 9,849 sq.ft.  
**Zoning:** Commercial

**Heating:** Boiler  
**Floors:** -  
**Roof:** Flat  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Great Opportunity to Own an Investment, Run your own business, or Both! This very well built Brick Building sits on the corner of 50th and 50th in the center of Bashaw, AB. The offering includes two buildings, one building of over 4600 square feet, which used to be home of the Bashaw court house, and the second building being over 5100 square feet. There are multiple office spaces in each building. The larger building has offices on West side of building, and a larger 2935 square feet of open space which would make for a great retail space. Formally known as the Bashaw Liquor Store years ago. There are currently 5 existing lease leases which would provide rental income, and there is space to expand. Bashaw is located along hwy 21, 40 minutes South of Camrose, 35 minutes East of Ponoka, and 35 minutes NW of Stettler.