

# Retail commercial space for lease.

651-661 12 Street · Bassano, Alberta · T0J 0B0

AVAILABLE

Up to 12,000sq. ft.

DEMISE FROM

1,000 sq. ft.

A practical retail-commercial lease conversation for two owned Bassano parcels near the Highway 1 / Trans-Canada corridor. Worth considering for QSR concepts, subject to due diligence on access, servicing, zoning, configuration, and lease terms.

## OWNED PARCELS

Lot 5 + Lot 6

## LEGAL REFERENCE

Block 2 · Plan 0712544

## NORTH PARCEL

Lot 6 · 661 12 Street

## SOUTH PARCEL

Lot 5 · 651 12 Street

## LEASE INQUIRIES

[harpcoast@gmail.com](mailto:harpcoast@gmail.com) 403 878 9875

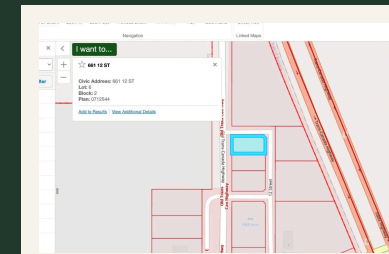
Marketing context only. Areas, availability, layout, and all site details are subject to confirmation. Prospective tenants should independently verify zoning, servicing, access, site dimensions, and lease terms.



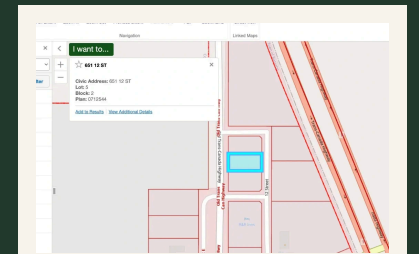
ILLUSTRATIVE CONTEXT · NOT THE SUBJECT SITE

RETAIL · QSR · LEASE

## PARCEL CONTEXT · TOWN OF BASSANO PUBLIC GIS



LOT 6 · 661 12 STREET



LOT 5 · 651 12 STREET

The two municipal GIS identification panels show Lot 6 north of Lot 5, west of the 12 Street / Old Trans-Canada Highway corridor. Public GIS context only—not a legal survey.