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# RETAIL FOR LEASE

655 12 STREET. BASSANO. ALBERTA

**KAIFY NAGPAL**

Real Estate Broker  
C: (403) 618-8393  
E: [kaiffy@highlinerealestate.ca](mailto:kaiffy@highlinerealestate.ca)



# PRIME RETAIL ALONG HWY 1



## THE DETAILS

**AREA VARIABLE**  
**RATE MARKET**  
**OP COST \$9.00 (2026)**  
**TERM 10 YEARS**  
**POSSESSION Q2 2027**

## THE SNAPSHOT

**PERFECTLY POSITIONED BETWEEN CALGARY AND MEDICINE HAT. THIS HIGHWAY COMMERCIAL IS IN THE TOWN OF BASSANO, AB WITH PRIME FRONTAGE ON HIGHWAY 1.**



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## LOCAL MARKET

6,810

DAYTIME POPULATION

50

AVG. AGE

72,000

HOUSEHOLD INCOME

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