

TOWN OF BASSANO COMMERCIAL VACANT LAND SUMMARY

"Our vision is to be the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play."

January 25,
2021

DEVELOP IN BASSANO

The Town of Bassano is focused on improving its competitive advantage and delivers the message that our community is open for business.

In 2018, a comprehensive beautification strategy was prepared, and implementation is now underway. The town recognizes that the aesthetics of the community plays a role in attracting economic development. The beautification strategy is phased out over the next five-years. In year one, the town is focused on cleaning up lands along the main business and transportation corridor, 11th Street and 1st Avenue.

The beautification strategy is a three-pronged (see Figure 1) approach and marketing will soon become the new area of focus.

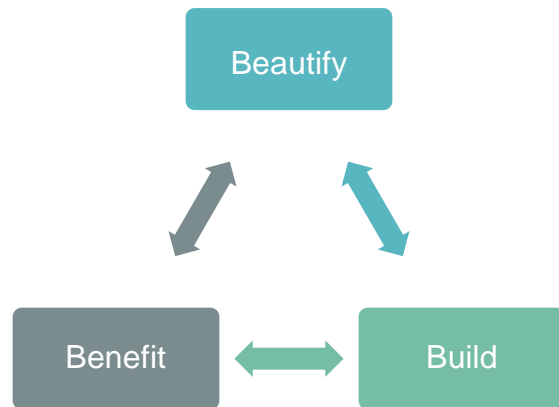


Figure 1. Beautification Strategy

To “Build” the town’s competitive advantage we aim to reduce red-tape and simplify the development process to encourage growth.

To begin, in 2019 the town will complete a Municipal Development Plan (MDP). An MDP is a long-range planning tool that addresses the future use of lands. MDP policies and objectives will be tied directly to beautification strategy. The administrative team will develop new development permit guidelines to assist potential investors.

In addition, town council approved an aggressive capital replacement plan that focuses on infrastructure upgrades, highway attractions and much more.

The town received funds to undertake a study to determine how the community can take advantage of the transportation and logistics corridor. This study is scheduled to commence in late 2019 and will focus specifically on the road, rail, and air corridors.

The town received funds to undertake a housing strategy that is focused on tiny homes, eco-living and affordability. The feasibility study/pilot project will commence in late 2019-Q2.

The integration of the town’s projects and strategies will contribute to a strong foundation that bring a new level of confidence to the table, not only for the town but, also for investors. Our vision to become “the most attractive and affordable urban community under 2,500 in Alberta where industry leaders want to invest, where tourists come for a new experience, and where people choose to live, work and play” will be achieved.

Commercial/Industrial Land Availability

There are public and private commercial/industrial lands available for sale in Bassano. The locations identified below reflect vacant land only. Other occupied properties are listed publicly [for sale](#).

Public/Private Lands	Location	Land Use	Contact Information
Public	438 – 1 st Avenue (Plan 3872T, Block 3, Lot 11-13). Lot size: 150'x150' (bare land) Price: \$2.25 per square foot. ROFR on land.	Highway Commercial (C2).	Town of Bassano P.O. Box 299 Bassano, AB T0J 0B0 P. 403-641-3788 E. cao@bassano.ca Contact: Amanda Davis, CAO
Private	Industrial Commercial Subdivision off highway 1 655 – 12 th Street (Plan 071 2544, Block 1, Lot 12) Lot size: 0.5 acres	Industrial Commercial (IC).	Brett Schaffer, Bassano 403-793-0268 *Owner has additional lands available along the highway that may support further development.
Private	Industrial Commercial Subdivision off highway 1 639– 12 th Street (Plan 071 2544, Block 2, Lot 4) Lot size: 0.28 acres	Industrial Commercial (IC).	Brett Schaffer, Bassano 403-793-0268 *Owner has additional lands available along the highway that may support further development.
Private	Industrial Commercial Subdivision off highway 1 661 – 12 th Street (Plan 071 2544, Block 2, Lot 6) Lot size: undefined.	Industrial Commercial (IC).	Brett Schaffer, Bassano 403-793-0268 *Owner has additional lands available along the highway that may support further development.

Potential lands for future development:

1. Lands on the southwest corner of Bassano across the tracks (publicly owned).
2. Canadian Pacific Railway lands along the mainline (not confirmed)
3. 74.5 acres of Urban Reserve lands adjacent to highway 1 (privately owned).