

\$399,000 - 317 11 Street N, Bassano

MLS® #A2121120

\$399,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Bassano, Alberta

THIS SHOP IS THE 'WORKHORSE' OF ALL SHOPS! LOADED WITH ALL THE BELLS & WHISTLES, THIS SHOP IS READY FOR NEW OWNERS. Located just off the Trans Canada Hwy in Bassano, Alberta this location features high visibility from the #1 highway. Convenient access of approximately 1 hour to Calgary, 30 minutes to Brooks, & 1.5 hours to Medicine Hat. This beauty features a 494 sq. foot modern reception area features 3 working stations complete with modern countertops & stunning cabinetry. Bar-height countertops provide a relaxed atmosphere after a long day. The reception area is also plumbed for a dishwasher. Separate 132 sq feet laundry room as well as 96 sq foot 3 piece bathroom make shop life VERY convenient. Metal lined walls in shop, 2" water line, all metal exterior, LED lighting, welding outlets, 2 stage in-floor drain, 3 phase power, insulated 6" sloped concrete floor slab, exterior vapor lighting, 6....yes 6.... 14' X 14' drive thru overhead doors with 6 remotes! The large corner lot features plenty of parking for all your equipment storage requirements. This property and shop are priced to sell....don't miss your opportunity to purchase this fully loaded property for less than building your own. Looking for more land adjacent to the shop...Lot 7 Block 2 Plan 0513203 which measures 64'.84 X 210".36 X 64'.76 X 210.30 has a garage on it, and can be purchased separately.



Built in 2004

Essential Information

MLS® #	A2121120
Price	\$399,000
Sold Price	\$399,000
Bathrooms	0.00
Acres	0.00
Year Built	2004
Type	Commercial
Sub-Type	Industrial
Status	Sold

Community Information

Address	317 11 Street N
Subdivision	NONE
City	Bassano
County	Newell, County of
Province	Alberta
Postal Code	T0J 0B0

Interior

Heating	Boiler, In Floor, Natural Gas
Cooling	Central Air

Exterior

Roof	Metal
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	April 8th, 2024
Date Sold	June 21st, 2024
Days on Market	74
Zoning	Industrial
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Capital Realty - Brooks
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