

# \$500,000 - 201 1 Avenue, Bassano

MLS® #A2136841

**\$500,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.23 Acres

NONE, Bassano, Alberta

2013 BUILT MODERN INDUSTRIAL SHOP & OFFICE ON 1.23 ACRES – This extremely modern well-built maintenance-free facility is sure to fill all your needs. The building features an office space that includes a 2 piece washroom, lunch room, reception area, complete with in-floor heat(with tank less boiler system). The large 5,480 square foot shop has 16 x 20 overhead doors at each end, air compressor lines running along the east wall, 2 off-set radiant heat lines on sides and ends of shop, as well as another 2 piece washroom. The vast gravel yard poses space for parking of large vehicles & units, as well as storage. This building is sure to adapt to any industry whether it is agriculture, manufacturing, trucking services, oilfield, ect. Call to view this great property.

Built in 2013

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2136841   |
| Price      | \$500,000  |
| Sold Price | \$410,000  |
| Bathrooms  | 0.00       |
| Acres      | 1.23       |
| Year Built | 2013       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Sold       |



Community Information

|             |                   |
|-------------|-------------------|
| Address     | 201 1 Avenue      |
| Subdivision | NONE              |
| City        | Bassano           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 0B0           |

Interior

|         |                                |
|---------|--------------------------------|
| Heating | In Floor, Natural Gas, Radiant |
|---------|--------------------------------|

Exterior

|              |                           |
|--------------|---------------------------|
| Roof         | Metal                     |
| Construction | Metal Frame, Metal Siding |
| Foundation   | Poured Concrete, Slab     |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | May 28th, 2024   |
| Date Sold      | April 17th, 2025 |
| Days on Market | 322              |
| Zoning         | 1C               |
| HOA Fees       | 0.00             |

Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Harvest Real Estate |
|----------------|---------------------|

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