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## 625 11 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Bassano, Alberta

**Listing ID:**  
31867

**MLS ID:**  
A2252017

**\$225,000**



 **BRUCE TANNAS**  
 (587) 899-1903

 First Place Realty  
 403-547-8401

 625 11 Street , Bassano , Alberta T0J 0B0

**Transaction Type**

For Sale

**Title**

Fee Simple

**Days On Market**

270

**Zoning**

C2

**Subdivision**

NONE

**Building Type**

Commercial Mix

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Business

**Legal Plan**

8211773

**Building Area (Sq. Ft.)**

908.80

**Building Area (Sq. M.)**

84.43

**Lot Size (Sq. Ft.)**

50094

**Lot Size (Acres)**

1.15

**Roof**

Asphalt Shingle

**Lot Features**

See Remarks

**Inclusions**

Shop building

**Restrictions**Building Restriction, Call Lister, Easement  
Registered On Title, Restrictive  
Covenant**Reports**

RPR

Investor alert! Located just off highway 1 in Bassano, this commercial lot and buildings have a long-term business located on it. The landowner is looking to lease back the property for the business at market rates. The property features an office building (modified mobile home) and shop building. This represents a great potential income stream for an investor. Contact your Realtor® or the listing agent today to learn more about this opportunity.

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