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206 4 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Warner, Alberta



Listing ID:
27550

MLS ID:
A2021680

\$59,000



 **DALE SEBOK**
 (403) 223-0111

 RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
 403-223-0111

 206 4 Avenue , Warner , Alberta T0K 2L0

Transaction Type For Sale	Title Fee Simple	Days On Market 842
Zoning Commercial	Subdivision NONE	Year Built 1957
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Business
Legal Plan 4068N	Building Area (Sq. Ft.) 1119.00	Building Area (Sq. M.) 103.96
Construction Type Brick,Stucco	Roof Asphalt	Cooling Central Air
Heating Forced Air,Natural Gas	Inclusions N/A	Restrictions None Known
Reports Title		

Welcome to Your Next Business Venture! Discover the perfect opportunity in this charming commercial building nestled in the heart of Warner, Alberta, just an hour south of vibrant Lethbridge. With over 1000 sq ft of versatile space, this property is a blank canvas for your entrepreneurial dreams. The possibilities are endless. One side hosts a well-designed kitchen space with seating area, perfect for culinary enthusiasts or those looking to expand their food-based business. The other side embraces versatility with a large open space featuring a shower and sink, catering to various business possibilities, be it a fitness studio, spa, or workshop. A two-piece washroom by the front entrance ensures comfort for patrons, providing a thoughtful touch to your business environment. This one level building has been maintained over the years, has an 8 year old roof and sits on a large lot with space for expansion or outdoor seating in the back. Seize this golden opportunity to turn your business aspirations into reality!

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