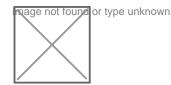


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

ZoningCommercial

Structure Type

Low Rise (2-4 stories)

Legal Plan

4068N

Construction Type Brick, Stucco

HeatingForced Air, Natural Gas

Reports
Title

Title

Fee Simple

Subdivision

NONE

Property Type

Commercial

Building Area (Sq. Ft.)

1119.00

Roof Asphalt

Inclusions N/A **Days On Market**

842

Year Built

1957

Property Sub Type

Business

Building Area (Sq. M.)

103.96

Cooling Central Air

Restrictions

None Known

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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