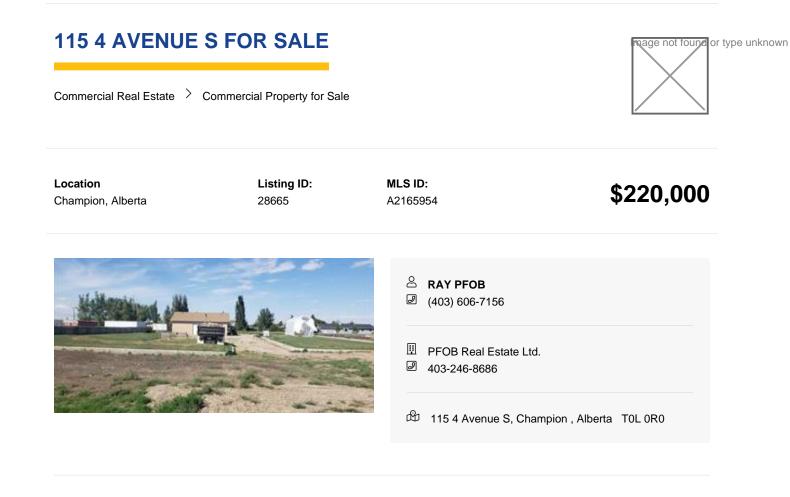


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Transaction Type For Sale

Subdivision NONE

Property Type Commercial

Building Area (Sq. Ft.) 1200.00

Roof Asphalt Shingle

Restrictions None Known Days On Market 227

Year Built 2022

Property Sub Type Warehouse

Building Area (Sq. M.) 111.48

Foundation Poured Concrete,Slab

Reports Building Plans,Call Lister Zoning Industrial

Structure Type Warehouse

Legal Plan 1910129

Construction Type Stucco

Inclusions None

Excellent Industrial Property with new Garage/Shop in the Industrial Subdivision of Champion, Alberta. Building is 30' x 40' with a 10' Ceiling and 8' x 12' insulated (1.5 inch) Garage Door. Lot area is 127' x 194'. The Building Floor is level with street elevation. The Lot is slightly sloped toward the Street for drainage. The Concrete Curbs and Gutter are Rebar reinforced. The underside of Gravel is Geotextile for separation and drainage. Temporary Blueprints for approved 40' x 100' Building is available. Champion is located between Calgary and Lethbridge and about 20 km south of Vulcan. 15 Minutes to Little Bow Campground and Boating, popular Lake McGregor for fishing. Champion has an outdoor Swimming Pool and Skating Rink plus in Town Campground.

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