

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.

115 4 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Champion, Alberta



Listing ID:
28665


MLS ID:
A2165954

\$220,000



 **RAY PFOB**
 (403) 606-7156

 **PFOB Real Estate Ltd.**
 403-246-8686

 115 4 Avenue S, Champion , Alberta T0L 0R0

Transaction Type

For Sale

Days On Market

227

Zoning

Industrial

Subdivision

NONE

Year Built

2022

Structure Type

Warehouse

Property Type

Commercial

Property Sub Type

Warehouse

Legal Plan

1910129

Building Area (Sq. Ft.)

1200.00

Building Area (Sq. M.)

111.48

Construction Type

Stucco

Roof

Asphalt Shingle

Foundation

Poured Concrete,Slab

Inclusions

None

Restrictions

None Known

Reports

Building Plans,Call Lister

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.