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## 115 4 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Champion, Alberta

Listing ID: 31146

MLS ID: A2233363

\$179,000



**△** HEATHER DOUGALL

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115 4 Avenue S, Champion , Alberta T0L 0R0

Transaction Type Title Days On Market

For Sale Fee Simple 124

ZoningSubdivisionNearest TownindustrialNONEChampion

Building TypeYear BuiltStructure TypeFree-Standing2022Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial1910129

Building Area (Sq. Ft.)

Building Area (Sq. M.)

Construction Type

1200.00

Stucco.Wood Frame

RoofFoundationHeatingAsphalt ShingleSlabNone

Lot Features
Commercial Amenities
Compacted Yard, Outside Storage, Yard
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Backs on to Park/Green Space, Cleared Drainage Direct Access

InclusionsRestrictionsReportsn/aNone KnownTitle

Industrial Lot with Shop in Champion, Alberta This well-appointed industrial lot in the Village of Champion offers versatility, functionality, and room to grow. Located in the established Industrial Subdivision, the property features a recently constructed 30' x 40' shop with 10' ceilings and an insulated 8' x 12' overhead door—ideal for a wide range of commercial or industrial operations. The generous 127' x 194' lot is engineered for durability and drainage, with a gravel base over geotextile fabric, rebar-reinforced concrete curbs and gutters, and a slight slope toward the street to manage runoff. The shop floor is level with the street for easy access. Future development potential is built in, with temporary blueprints for a 40' x 100' approved structure included, offering the perfect opportunity to expand. Champion's central location—just 15 mins south of Vulcan and positioned between Calgary and Lethbridge—makes it a strategic choice for business. Outdoor enthusiasts will appreciate being only 15 minutes from Lake McGregor and Little Bow Campground. The village also offers great community amenities, including a school, grocery store, an outdoor pool, ice rink, and local campground. Whether you're an investor, tradesperson, or entrepreneur, this ready-to-go site offers flexibility and future potential in a friendly rural setting.

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