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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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 Royal LePage Benchmark
 403-253-1901

 115 4 Avenue S, Champion , Alberta T0L 0R0

Transaction Type For Sale	Title Fee Simple	Days On Market 63
Zoning industrial	Subdivision NONE	Nearest Town Champion
Building Type Free-Standing	Year Built 2022	Structure Type Industrial
Property Type Commercial	Property Sub Type Industrial	Legal Plan 1910129
Building Area (Sq. Ft.) 1200.00	Building Area (Sq. M.) 111.48	Construction Type Stucco,Wood Frame
Roof Asphalt Shingle	Foundation Slab	Heating None
Lot Features Backs on to Park/Green Space,Cleared	Commercial Amenities Compacted Yard,Outside Storage,Yard Drainage	Access to Property Direct Access
Inclusions n/a	Restrictions None Known	Reports Title

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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