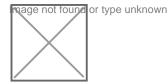


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## 115 4 AVENUE S FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Champion, Alberta

Listing ID: 31146

MLS ID: A2233363

\$179,000



A HEATHER DOUGALL

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Royal LePage Benchmark

**403-253-1901** 

115 4 Avenue S, Champion , Alberta T0L 0R0

Transaction Type Title Days On Market

For Sale Fee Simple 63

ZoningSubdivisionNearest TownindustrialNONEChampion

Building TypeYear BuiltStructure TypeFree-Standing2022Industrial

Property TypeProperty Sub TypeLegal PlanCommercialIndustrial1910129

Building Area (Sq. Ft.)Building Area (Sq. M.)Construction Type1200.00111.48Stucco.Wood Frame

RoofFoundationHeatingAsphalt ShingleSlabNone

Lot Features
Commercial Amenities
Compacted Yard, Outside Storage, Yard
Compacted Yard, Outside Storage, Yard

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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