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208 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Champion, Alberta



Listing ID:
31325


MLS ID:
A2239395

\$320,000



 **LYLE MAGNUSON**
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 208 Main Street , Champion , Alberta T0L 0R0

Transaction Type For Sale	Title Fee Simple	Days On Market 22
Zoning Commercial	Subdivision NONE	Building Type Office Building,Warehouse
Year Built 1950	Structure Type Mixed Use	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 6995AG	Building Area (Sq. Ft.) 2737.00
Building Area (Sq. M.) 254.27	Construction Type Mixed	Roof Asphalt/Gravel,Metal,Mixed
Heating Forced Air,Natural Gas	Inclusions storage shed	Restrictions None Known
Reports Title		

Opportunity knocks in the Village of Champion! This versatile commercial property is located at 208 Main Street and offers a mix of updated space and vintage charm. The original building, estimated to have been constructed in the 1950s, features a spacious showroom entrance, reception office, two-piece bathroom, utility room, cubicle-style office area, and a kitchenette. The ceiling height in this section is just over 10 feet, and it's currently heated by a high-efficiency natural gas furnace. (The original electric heating units are still in place should someone wish to convert back.) The roof is tar and gravel. In 2023, a large addition was constructed at the rear of the building, creating a wood-frame storage/warehouse area with approximately 13-foot-high ceilings and a 10-foot overhead door—perfect for deliveries, inventory, or workshop space. This section is not currently heated, but natural gas is available if future heating is desired. The property also includes a fenced rear yard with ample outdoor storage space. Whether you're looking for office, retail, warehouse, or a combination of uses, this flexible space is ready to support your vision! The Village of Champion is ideally situated close to popular recreational destinations including Little Bow Provincial Park, McGregor Lake, and Twin Valley Reservoir—perfect for boating, camping, and outdoor adventure enthusiasts. It's also just a 45-minute drive north of the City of Lethbridge, offering both convenience and access to urban amenities.

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