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## 111 4 AVENUE FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Warner, Alberta

**Listing ID:**  
33691

**MLS ID:**  
A2280533

**\$478,900**



 **TIM WHITEHEAD**  
 (403) 308-4353

 Braemore Management  
 403-329-3777

 111 4 Avenue , Warner , Alberta T0K 2L0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 127	<b>Zoning</b> C-1
<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use	<b>Structure Type</b> Mixed Use
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 4068N
<b>Building Area (Sq. Ft.)</b> 3911.00	<b>Building Area (Sq. M.)</b> 363.34	<b>Construction Type</b> Brick
<b>Roof</b> Flat Torch Membrane	<b>Heating</b> Forced Air,Natural Gas	<b>Inclusions</b> N/A
<b>Restrictions</b> None Known	<b>Reports</b> Aerial Photos,Title	

Discover a rare live-work opportunity in the heart of Warner, Alberta, perfectly situated just 40 minutes southeast of Lethbridge and minutes from the US border. This versatile mixed-use property features a newly updated, modern 2-bedroom studio suite equipped with sleek new appliances, offering a stylish residential retreat or premium rental potential. The expansive commercial space is designed for high-capacity use, a large office, an expansive storage garage, and a secondary shop area that could be a mechanic's dream. With significant structural upgrades including a brand-new roof and newly installed garage doors, the building is move-in ready while still offering ample land for future expansion. Whether you are looking to launch a cross-border logistics hub, an automotive business, or a unique home-based enterprise, this property provides the perfect foundation for growth in a strategic Southern Alberta location.

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