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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**

Transaction Type	Days On Market	Zoning
For Sale	3	C-1
Subdivision	Building Type	Structure Type
NONE	Mixed Use	Mixed Use
Property Type	Property Sub Type	Legal Plan
Commercial	Mixed Use	4068N
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Construction Type
3911.00	363.34	Brick
Roof	Heating	Inclusions
Flat Torch Membrane	Forced Air,Natural Gas	N/A
Restrictions	Reports	
None Known	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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