

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

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

For Sale

Days On Market

3

Zoning

C-1

Subdivision

NONE

Building Type

Mixed Use

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan

4068N

Building Area (Sq. Ft.)

3911.00

Building Area (Sq. M.)

363.34

Construction Type

Brick

Roof

Flat Torch Membrane

Heating

Forced Air,Natural Gas

Inclusions

N/A

Restrictions

None Known

Reports

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.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.