

# \$220,000 - 115 4 Avenue S, Champion

MLS® #A2165954

**\$220,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Champion, Alberta

Excellent Industrial Property with new Garage/Shop in the Industrial Subdivision of Champion, Alberta. Building is 30' x 40' with a 10' Ceiling and 8' x 12' insulated (1.5 inch) Garage Door. Lot area is 127' x 194'. The Building Floor is level with street elevation. The Lot is slightly sloped toward the Street for drainage. The Concrete Curbs and Gutter are Rebar reinforced. The underside of Gravel is Geotextile for separation and drainage. Temporary Blueprints for approved 40' x 100' Building is available. Champion is located between Calgary and Lethbridge and about 20 km south of Vulcan. 15 Minutes to Little Bow Campground and Boating, popular Lake McGregor for fishing. Champion has an outdoor Swimming Pool and Skating Rink plus in Town Campground.

Built in 2022

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2165954   |
| Price      | \$220,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2022       |
| Type       | Commercial |
| Sub-Type   | Warehouse  |
| Status     | Active     |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 115 4 Avenue S |
| Subdivision | NONE           |
| City        | Champion       |
| County      | Vulcan County  |
| Province    | Alberta        |
| Postal Code | T0L 0R0        |

### Exterior

|              |                       |
|--------------|-----------------------|
| Roof         | Asphalt Shingle       |
| Construction | Stucco                |
| Foundation   | Poured Concrete, Slab |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 14th, 2024 |
| Days on Market | 231                  |
| Zoning         | Industrial           |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | PFOB Real Estate Ltd. |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.