

# \$199,000 - 115 4 Avenue S, Champion

MLS® #A2165954

**\$199,000**

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	\$199,000
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	239
Zoning	Industrial

### Listing Details

Listing Office	PFOB Real Estate Ltd.
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