

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

MLS® #A2233363

\$199,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

NONE, Champion, Alberta

Industrial Lot with Shop in Champion, Alberta
This well-appointed industrial lot in the Village of Champion offers versatility, functionality, and room to grow. Located in the established Industrial Subdivision, the property features a recently constructed 30' x 40' shop with 10' ceilings and an insulated 8' x 12' overhead door—ideal for a wide range of commercial or industrial operations. The generous 127' x 194' lot is engineered for durability and drainage, with a gravel base over geotextile fabric, rebar-reinforced concrete curbs and gutters, and a slight slope toward the street to manage runoff. The shop floor is level with the street for easy access. Future development potential is built in, with temporary blueprints for a 40' x 100' approved structure included, offering the perfect opportunity to expand. Champion's central location—just 15 mins south of Vulcan and positioned between Calgary and Lethbridge—makes it a strategic choice for business. Outdoor enthusiasts will appreciate being only 15 minutes from Lake McGregor and Little Bow Campground. The village also offers great community amenities, including a school, grocery store, an outdoor pool, ice rink, and local campground. Whether you're an investor, tradesperson, or entrepreneur, this ready-to-go site offers flexibility and future potential in a friendly rural setting.

Built in 2022



Essential Information

MLS® #	A2233363
Price	\$199,000
Bathrooms	0.00
Acres	0.00
Year Built	2022
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

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

Amenities

Utilities	Electricity at Lot Line
Parking Spaces	20

Interior

Heating	None
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Exterior

Lot Description	Backs on to Park/Green Space, Cleared
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Slab

Additional Information

Date Listed	June 28th, 2025
Days on Market	40
Zoning	industrial

Listing Details

Listing Office	Royal LePage Benchmark
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