

\$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	9
Zoning	industrial

Listing Details

Listing Office	Royal LePage Benchmark
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