

**115 4 Avenue S  
Champion, Alberta**

**MLS # A2233363**



**\$149,900**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	1,200 sq.ft.
<b>Zoning:</b>	industrial
<b>Heating:</b>	None
<b>Floors:</b>	-
<b>Roof:</b>	Asphalt Shingle
<b>Exterior:</b>	Stucco, Wood Frame
<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Inclusions:</b>	n/a
<b>Addl. Cost:</b>	-
<b>Based on Year:</b>	-
<b>Utilities:</b>	Electricity at Lot Line
<b>Parking:</b>	-
<b>Lot Size:</b>	-
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cleared

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.