

# \$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 |
|---------|------|

## 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 | 46              |
| Zoning         | industrial      |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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