



GRASSROOTS
REALTY GROUP

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115 4 Avenue S
Champion, Alberta

MLS # A2233363



\$179,000

Division:	NONE
Type:	Industrial
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,200 sq.ft.
Zoning:	industrial

Heating:	None	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	Electricity at Lot Line
Exterior:	Stucco, Wood Frame	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	Backs on to Park/Green Space, Cleared
Inclusions:	n/a		

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.