



GRASSROOTS
REALTY GROUP

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**111 4 Avenue
Warner, Alberta**

MLS # A2280533



\$478,900

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	3,911 sq.ft.
Zoning:	C-1

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Flat Torch Membrane
Exterior:	Brick
Water:	-
Sewer:	-
Inclusions:	N/A

Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Discover a rare live-work opportunity in the heart of Warner, Alberta, perfectly situated just 40 minutes southeast of Lethbridge and minutes from the US border. This versatile mixed-use property features a newly updated, modern 2-bedroom studio suite equipped with sleek new appliances, offering a stylish residential retreat or premium rental potential. The expansive commercial space is designed for high-capacity use, a large office, an expansive storage garage, and a secondary shop area that could be a mechanic's dream. With significant structural upgrades including a brand-new roof and newly installed garage doors, the building is move-in ready while still offering ample land for future expansion. Whether you are looking to launch a cross-border logistics hub, an automotive business, or a unique home-based enterprise, this property provides the perfect foundation for growth in a strategic Southern Alberta location.