



GRASSROOTS
REALTY GROUP

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208 Main Street
Champion, Alberta

MLS # A2311369



\$309,000

Division: NONE

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,737 sq.ft.

Zoning: Commercial

Heating: Forced Air, Natural Gas

Floors: -

Roof: Asphalt/Gravel, Metal, Mixed

Exterior: -

Water: -

Sewer: -

Inclusions: Storage shed

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Located on Main Street in the Village of Champion, this versatile commercial property offers a unique blend of updated functionality and classic character. The original building, estimated to have been constructed in the 1950s, features a spacious front showroom, reception office, two-piece bathroom, utility room, cubicle-style office area, and kitchenette. The front portion of the building offers ceiling heights of just over 10 feet and is heated with a high-efficiency natural gas furnace. (The original electric heating units remain in place for anyone considering conversion back.) The roof on the original structure is tar and gravel. A major addition was completed in 2023, creating a large wood-frame warehouse/storage area at the rear of the building. This newer section features approximately 13-foot ceilings and a 10-foot overhead door, making it well suited for deliveries, equipment storage, workshop space, or inventory management. While this section is not currently heated, natural gas is available for future development if desired. Outside, the property includes a fenced rear yard offering additional storage or operational space. With flexible potential for retail, office, warehouse, service industry, or mixed-use operations, this property is ready to adapt to a variety of business ideas. The Village of Champion is conveniently located near popular recreational destinations including Little Bow Provincial Park, McGregor Lake, and Twin Valley Reservoir, offering excellent boating, camping, and outdoor recreation opportunities. Champion is also located approximately 45 minutes north of the City of Lethbridge, providing convenient access to larger urban amenities while maintaining small-town Alberta charm.