

# \$320,000 - 208 Main Street, Champion

MLS® #A2239395

**\$320,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Champion, Alberta

Opportunity knocks in the Village of Champion! This versatile commercial property is located at 208 Main Street and offers a mix of updated space and vintage charm. The original building, estimated to have been constructed in the 1950s, features a spacious showroom entrance, reception office, two-piece bathroom, utility room, cubicle-style office area, and a kitchenette. The ceiling height in this section is just over 10 feet, and it's currently heated by a high-efficiency natural gas furnace. (The original electric heating units are still in place should someone wish to convert back.) The roof is tar and gravel. In 2023, a large addition was constructed at the rear of the building, creating a wood-frame storage/warehouse area with approximately 13-foot-high ceilings and a 10-foot overhead door—perfect for deliveries, inventory, or workshop space. This section is not currently heated, but natural gas is available if future heating is desired. The property also includes a fenced rear yard with ample outdoor storage space. Whether you're looking for office, retail, warehouse, or a combination of uses, this flexible space is ready to support your vision! The Village of Champion is ideally situated close to popular recreational destinations including Little Bow Provincial Park, McGregor Lake, and Twin Valley Reservoir—perfect for boating, camping, and outdoor adventure enthusiasts. It's also just a 45-minute drive north of the City of Lethbridge, offering both convenience and access to urban amenities.



Built in 1950

## Essential Information

MLS® #	A2239395
Price	\$320,000
Bathrooms	0.00
Acres	0.00
Year Built	1950
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	208 Main Street
Subdivision	NONE
City	Champion
County	Vulcan County
Province	Alberta
Postal Code	T0L 0R0

## Interior

Heating	Forced Air, Natural Gas
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## Exterior

Roof	Asphalt/Gravel, Metal, Mixed
Construction	Mixed

## Additional Information

Date Listed	July 12th, 2025
Days on Market	6
Zoning	Commercial

## Listing Details

Listing Office	Magnuson Realty Ltd
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