

# \$59,000 - 206 4 Avenue, Warner

MLS® #A2021680

**\$59,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

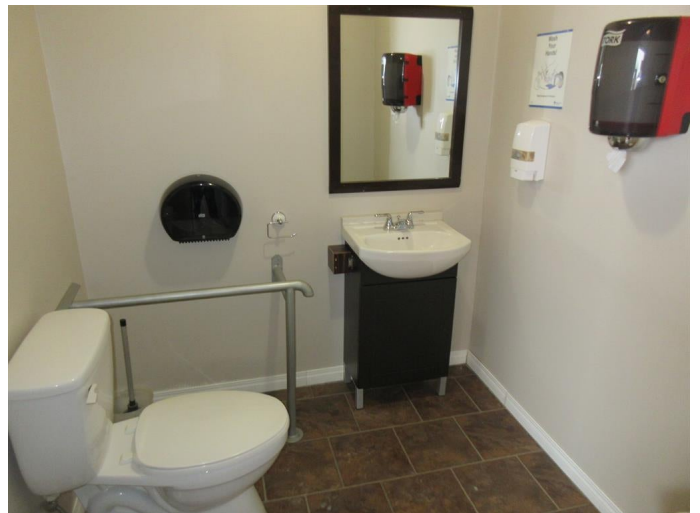
NONE, Warner, Alberta

Welcome to Your Next Business Venture!  
Discover the perfect opportunity in this charming commercial building nestled in the heart of Warner, Alberta, just an hour south of vibrant Lethbridge. With over 1000 sq ft of versatile space, this property is a blank canvas for your entrepreneurial dreams. The possibilities are endless. One side hosts a well-designed kitchen space with seating area, perfect for culinary enthusiasts or those looking to expand their food-based business. The other side embraces versatility with a large open space featuring a shower and sink, catering to various business possibilities, be it a fitness studio, spa, or workshop. A two-piece washroom by the front entrance ensures comfort for patrons, providing a thoughtful touch to your business environment. This one level building has been maintained over the years, has an 8 year old roof and sits on a large lot with space for expansion or outdoor seating in the back. Seize this golden opportunity to turn your business aspirations into reality!

Built in 1957

## Essential Information

MLS® #	A2021680
Price	\$59,000
Bathrooms	0.00
Acres	0.00



Year Built	1957
Type	Commercial
Sub-Type	Business
Status	Active

### **Community Information**

Address	206 4 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

### **Interior**

Heating	Forced Air, Natural Gas
Cooling	Central Air

### **Exterior**

Roof	Asphalt
Construction	Brick, Stucco

### **Additional Information**

Date Listed	January 27th, 2023
Days on Market	871
Zoning	Commercial

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE (TABER)
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