

# \$129,000 - 105 4 Avenue, Warner

MLS® #A2186598

**\$129,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.29 Acres

NONE, Warner, Alberta

This two-story commercial property offers a fantastic investment opportunity. The building's prime location ensures high visibility and foot traffic, making it ideal for a variety of business ventures. Currently, the interior is framed and ready for customization, providing a blank canvas to design the perfect space to meet your needs.

The main floor is perfect for a retail shop or service-oriented business, while the second floor can be transformed into a residential unit or additional office space. This mixed-use potential allows for a live-work arrangement or rental income, adding to the property's appeal. A significant advantage of this property is the seller's willingness to offer vendor financing, making it easier for buyers to secure this prime piece of real estate. Ample parking space is available, adding convenience for both retail customers and residential tenants.

Warner is a growing community with a supportive business environment, making this an excellent location for new ventures.

Whether you're looking to establish a business or create a live-work space, this property provides the perfect foundation for your vision. For more information or to schedule a viewing, contact your favorite realtor.

Don't miss this opportunity to own a customizable commercial property in a thriving community. Call today to explore the possibilities and make this property your own. Main floor photos available upon request



Built in 2020

## Essential Information

MLS® #	A2186598
Price	\$129,000
Bathrooms	0.00
Acres	0.29
Year Built	2020
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	105 4 Avenue
Subdivision	NONE
City	Warner
County	Warner No. 5, County of
Province	Alberta
Postal Code	T0K 2L0

## Exterior

Foundation	Slab
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## Additional Information

Date Listed	January 9th, 2025
Days on Market	119
Zoning	C

## Listing Details

Listing Office	LPT Realty
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