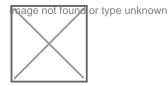


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 116 4TH AVENUE SW FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Manning, Alberta

Listing ID: 27635

MLS ID: A2066279

\$180,000



**△** EVELYN PETKUS

(780) 836-6478

Grassroots Realty Group Ltd.

**1-833-477-6687** 

116 4th Avenue SW, Manning, Alberta T0H 2M0

**Transaction Type** 

For Sale

**Days On Market** 

714

Zoning

Commercial

Subdivision

NONE

**Building Type** 

Mixed Use

Year Built 1964

**Structure Type** 

Office

Property Type Commercial

Lot Size (Acres)

**Property Sub Type** 

Mixed Use

Legal Plan

93HW

Building Area (Sq. Ft.) Building Area (Sq. M.)

212.65

Lot Size (Sq. Ft.)

3960

0.09

2289.00

Heating Natural Gas

**Access to Property** 

Back Alley Access, Front and Rear Drive

access, Direct Access, Paved

Lane, Public

**Inclusions** blinds

Restrictions
None Known

Reports

Call Lister

If you are looking for an investment opportunity, or a place to expand your business, this downtown storefront building in Manning is ready for a new owner! There is potential for a great return on investment with one tenant in place renting 1/10 of the building. This building includes a reception area with a large showroom or seating area in the front, 8 offices, a large walk-in vault, a full basement with two washrooms, a kitchen/staff area, storage space, and a meeting room. There is plenty of parking in the rear of the building or street front parking. Call for details!

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