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## 116 4TH AVENUE SW FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**  
Manning, Alberta



**Listing ID:**  
27635


**MLS ID:**  
A2066279

**\$149,500**



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

**Transaction Type**

For Sale

**Days On Market**

1063

**Zoning**

Commercial

**Subdivision**

NONE

**Building Type**

Mixed Use

**Year Built**

1964

**Structure Type**

Office

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

93HW

**Building Area (Sq. Ft.)**

2289.00

**Building Area (Sq. M.)**

212.65

**Lot Size (Sq. Ft.)**

3960

**Lot Size (Acres)**

0.09

**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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