

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



LocationManning, Alberta

Listing ID: 27635

MLS ID: A2066279

\$149,500



- **△** 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

838

Zoning

Commercial

Subdivision

NONE

Building TypeMixed Use

Year Built 1964

Structure Type

Office

Property Type Commercial **Property Sub Type**

Mixed Use

Legal Plan

93HW

Building Area (Sq. Ft.)

Building Area (Sq. M.)

2289.00

212.65

Lot Size (Sq. Ft.)

3960

Lot Size (Acres)

0.09

HeatingNatural Gas

Access to Property

Back Alley Access, Front and Rear Drive

access, Direct Access, Paved

Lane, Public

Inclusions blinds

RestrictionsNone 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!

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's Terms of Use.

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.