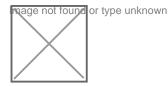


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116 4TH AVENUE SW FOR SALE

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

776

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.)

Building Area (Sq. M.) 212.65

Lot Size (Sq. Ft.) 3960

Lot Size (Acres)

Heating

Natural Gas

Access to Property

Back Alley Access, Front and Rear Drive access, Direct Access, Paved

Lane, Public

Inclusions blinds

2289.00

0.09

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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