

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.

902 MAIN STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Manning, Alberta

Listing ID:
28721

MLS ID:
A2170528

\$1,200,000



 **EVELYN PETKUS**
 (780) 836-6478

 Grassroots Realty Group Ltd.
 1-833-477-6687

 902 Main Street , Manning , Alberta T0H 2M0

Transaction Type	Title	Days On Market
For Sale	Fee Simple	481
Zoning	Subdivision	Building Type
HCM	NONE	See Remarks
Year Built	Structure Type	Property Type
1998	Mixed Use	Commercial
Property Sub Type	Building Area (Sq. Ft.)	Building Area (Sq. M.)
Industrial	4000.00	371.61
Lot Size (Sq. Ft.)	Lot Size (Acres)	Construction Type
616374	14.15	Metal Frame,Metal Siding
Roof	Foundation	Cooling
Metal	Piling(s),Slab	Central Air
Heating	Lot Features	Access to Property
In Floor,Natural Gas,Radiant	Irregular Lot	Airport Nearby,Front and Rear Drive access,Gravel Lane,See Remarks

Inclusions

Hotsy pressure washer, air compressor, 5 ton hoist crane, all shelving, metal tables, toolbox, coverall building, 3 office desks, one conference table, 5 filing cabinets Property sold as is where is

Restrictions

None Known

Reports

None

When location is KEY, look no further! This property is perfectly positioned for easy access to Highway #35 and could cater to a variety of industrial needs! This top-quality steel shop built in 1998 is situated on 14.15 acres of land, boasts a fully secure chain link fenced yard with three gated entrances. Along the fence are 12 electrical plug-ins with a separate breaker box. The two well-maintained buildings are on one title: the 40' x 100' shop, and 1084 sq. ft. detached office building both with paved apron frontage, well graveled yard and landscaped areas. Both properties are serviced with municipal water, sewer, natural gas and electricity. The steel-framed shop features 4000 sq. ft. features 19 ft ceiling height, 3 - 16' x 16' O/H doors, one 18' x 16' O/H door, 4 man doors, a 5 ton crane hoist with a 16 ft hook height on a movable track so as to move across the shop, LED lighting, a two exhaust fan system, 3 phase power, a parts room in the mezzanine with shelving, one washroom with shower, lunch room equipped with sink and cabinets, cement floor with metal clad interior walls, outdoor building lights. The shop offers two heating systems: two radiant heating tubes on opposite sides of the shop and an underfloor heating system. In the mechanical room is a Hotsy pressure washer and plumbed in large air-compressor. Outside the shop area is a graded truck loading ramp and a coverall building. On this site are full hookups for two camp shacks with sewer line and services tied into the office building. Plenty of room to expand. The modular office building offers three offices, a large reception and conference area, a washroom and spacious entryway. This property is well priced below replacement cost! With approval from municipality, the size of this lot, and Highway #35 frontage, there is potential for the buyer to subdivide the land and resale for other potential businesses such as a truck car wash, hotel development to name a few. The possibilities are yours to explore! Additional notes: Modular office: Make: Northgate Trailer Industries Ltd. Serial #12335-1240-0-1-IT96 CSA: LL98266 Model: office October, 1996 Foundation: Steel pilings

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.