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804 2ND STREET NW FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Manning, Alberta

Listing ID:
32046

MLS ID:
A2255644

\$389,000



 **GLEN STONE**
 (780) 836-5016

 RE/MAX Grande Prairie
 780-538-4747

 804 2nd Street NW, Manning , Alberta T0H2M0

Transaction Type	Days On Market	Zoning
For Sale	145	R2
Subdivision	Year Built	Structure Type
NONE	2003	Other
Property Type	Property Sub Type	Legal Plan
Commercial	Multi Family	9020641
Building Area (Sq. Ft.)	Building Area (Sq. M.)	Heating
3040.00	282.42	Forced Air,Natural Gas
Inclusions	Restrictions	Reports
None	None Known	None

Built in 2003, this well-maintained 4 plex offers a fantastic opportunity for investors with rental demand at a premium in Manning. The property features two, 1 bedroom, 1 bath units and two, 2 bedroom units, each with a 4 piece main bathroom plus a 2 piece ensuite off the primary. Situated in the North part of Manning near the ball diamonds and overlooking the town, the property still offers convenient walking distance to downtown stores and amenities. Each unit comes fully equipped with 5 appliances, private laundry, two separate entrances and its own deck for added comfort and privacy. With strong rental potential, a desirable location and quality construction, this property makes an excellent long term revenue generator.

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