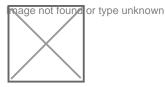


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## **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

**2** 780-538-4747

804 2nd Street NW, Manning , Alberta T0H2M0

Transaction Type Days On Market

For Sale 1 R2

Subdivision Year Built Structure Type

Zoning

NONE 2003 Other

Property TypeProperty Sub TypeLegal PlanCommercialMulti Family9020641

Building Area (Sq. Ft.) Building Area (Sq. M.) Heating

3040.00 282.42 Forced Air,Natural Gas

InclusionsRestrictionsReportsNoneNone KnownNone

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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