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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

For Sale

Days On Market

145

Zoning

R2

Subdivision

NONE

Year Built

2003

Structure Type

Other

Property Type

Commercial

Property Sub Type

Multi Family

Legal Plan

9020641

Building Area (Sq. Ft.)

3040.00

Building Area (Sq. M.)

282.42

Heating

Forced Air,Natural Gas

Inclusions

None

Restrictions

None Known

Reports

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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