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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

\$379,000



 **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 268	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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