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114 4TH AVENUE SW FOR SALE

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Commercial Real Estate > Commercial Property for Sale

Location
Manning, Alberta

Listing ID:
32368

MLS ID:
A2261629

\$575,000



 **EVELYN PETKUS**
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 Grassroots Realty Group Ltd.
 1-833-477-6687

 114 4th Avenue SW, Manning , Alberta T0H 2M0

Transaction Type

For Sale

Days On Market

208

Zoning

CR

Subdivision

NONE

Year Built

1969

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Retail

Legal Plan

93HW

Building Area (Sq. Ft.)

2176.00

Building Area (Sq. M.)

202.16

Inclusions

Equipment list will be provided to all serious buyers upon request.

Restrictions

None Known

Reports

None

Looking to diversify your portfolio! Here's a fantastic opportunity to own a profitable, well-established coin-operated laundromat and restaurant – a dual-income operation designed for success. This property offers everything needed for a seamless transition. A fully equipped commercial kitchen with appliances, tools, accessories, exhaust fan system, walk-in cooler and walk-in freezer. It has a bright dining area with tables and chairs already in place. The laundromat generates a steady income stream, with plenty of potential to expand revenue through additional services and creative ideas. The property's prime location provides excellent exposure to both foot and vehicle traffic, enduring consistent business flow. Don't miss this rare opportunity that combines operational success with solid real estate investment.

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