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## 114 4TH AVENUE SW FOR SALE

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**

1

**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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