

# \$149,500 - 116 4th Avenue Sw, Manning

MLS® #A2066279

**\$149,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.09 Acres

NONE, Manning, Alberta

If you are looking for an investment opportunity, or a place to expand your business, this downtown storefront building in Manning is ready for a new owner! There is potential for a great return on investment with one tenant in place renting 1/10 of the building. This building includes a reception area with a large showroom or seating area in the front, 8 offices, a large walk-in vault, a full basement with two washrooms, a kitchen/staff area, storage space, and a meeting room. There is plenty of parking in the rear of the building or street front parking. Call for details!

Built in 1964

## Essential Information

MLS® #	A2066279
Price	\$149,500
Bathrooms	0.00
Acres	0.09
Year Built	1964
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	116 4th Avenue Sw
Subdivision	NONE
City	Manning
County	Northern Lights, County of



Province	Alberta
Postal Code	T0H 2M0

**Amenities**

Parking Spaces	8
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**Interior**

Heating	Natural Gas
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**Additional Information**

Date Listed	July 17th, 2023
Days on Market	774
Zoning	Commercial

**Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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