



**404 1st Street SW
Manning, Alberta**

MLS # A2243850



\$999,999

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Ok Tire
Bus. Name:	-
Size:	12,060 sq.ft.
Zoning:	C-1

Heating: Forced Air, Natural Gas

Floors: -

Roof: Metal

Exterior: -

Water: -

Sewer: -

Inclusions: List of Unattached goods can be provided

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

Here is a great chance to own a thriving OK Tire business in the Town of Manning Ab. With a large clientele including large farming community, oilfield, logging industry and a busy Mackenzie Highway #35! The tire business comes with all equipment to operate the tire repair & sales as well as all tire and equipment inventory! It also comes with a large brick & tin roof 10,000 sq. ft. building that houses the tire shop business as well includes a 2 story building that could be renovated to suit any type of business or living area! The outside is chain linked fence with several metal c-Cans for storage of tires! There is also 2 more lots with an Old house that is used for storage! Located right down town Manning AB.