



**GRASSROOTS**  
REALTY GROUP

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**409 Main Street  
Manning, Alberta**

**MLS # A2259661**

**\$150,000**



**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 4,800 sq.ft.

**Zoning:** R2

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** Brick

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

"Very Rare Opportunity" Commercial property on the Main Street of Manning AB. Get great exposure for your store front or business on one of the busiest highways in Northern Alberta! The property includes a 4800 sq. ft. building that has a front end with a dance studio area that could be renovated into any type of business or store front! The back portion of the building has 24 hr. access to Gym facility! Comes with Bathroom facilities, coffee room and storage room! Presently the back half of the building is rented out for the Gym facility!