



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1101 1st Street SE  
Manning, Alberta**

**MLS # A2018966**



**\$135,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	940 sq.ft.
<b>Zoning:</b>	Industrial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer Co
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	1.90 Acres
<b>Sewer:</b>	Septic Tank	<b>Lot Feat:</b>	Irregular Lot
<b>Inclusions:</b>	sold as is where is		

Prime highway frontage and investment opportunity on this large lot in Manning's Industrial District! A perfect spot to expose your business! Presently, an older 2 bedroom home is situated on the property and with rental income.