



GRASSROOTS
REALTY GROUP

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

320 8th SE Avenue
Manning, Alberta

MLS # A2019174



\$370,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	2,016 sq.ft.	Age:	1977 (47 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	Asphalt Shingle	Sewer:	Sewer
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Inclusions: 4 stoves, 4 fridges, 2 washers, 2 dryers, all blinds

Seller motivated! 4 plex in Town of Manning. 2-3 bedroom units upstairs, 2 - 1 bedroom units downstairs. Recent renovations include new shingles in 2022, new windows on the entire building, siding, new laminate and lino flooring in 3 units, outside siding, and furnaces. Looks like new! Three units have been redone with new appliances, counter tops, tub, toilet and freshly painted. The apartments come with all appliances. This is a great investment property! The owner is willing to subdivide the property and sell each half as a duplex. Come take a look and make an offer!