



**GRASSROOTS**  
REALTY GROUP

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**116 4th Avenue SW  
Manning, Alberta**

**MLS # A2066279**



**\$180,000**

**Division:** NONE

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,289 sq.ft.

**Zoning:** Commercial

**Heating:** Natural Gas

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** blinds

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.09 Acre

**Lot Feat:** -

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!