

**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!