



GRASSROOTS
REALTY GROUP

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804 2nd Street NW
Manning, Alberta

MLS # A2255644



\$379,000

Division:	NONE		
Type:	Commercial/Multi Family		
Style:	-		
Size:	3,040 sq.ft.	Age:	2003 (23 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	-	Water:	Public
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: None

Built in 2003, this well-maintained 4 plex offers a fantastic opportunity for investors with rental demand at a premium in Manning. The property features two, 1 bedroom, 1 bath units and two, 2 bedroom units, each with a 4 piece main bathroom plus a 2 piece ensuite off the primary. Situated in the North part of Manning near the ball diamonds and overlooking the town, the property still offers convenient walking distance to downtown stores and amenities. Each unit comes fully equipped with 5 appliances, private laundry, two separate entrances and its own deck for added comfort and privacy. With strong rental potential, a desirable location and quality construction, this property makes an excellent long term revenue generator.