



**GRASSROOTS**  
REALTY GROUP

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440 Main Street NE  
Manning, Alberta

MLS # A2328980



**\$750,000**

|             |               |
|-------------|---------------|
| Division:   | NONE          |
| Type:       | Hotel/Motel   |
| Bus. Type:  | -             |
| Sale/Lease: | For Sale      |
| Bldg. Name: | -             |
| Bus. Name:  | -             |
| Size:       | 18,094 sq.ft. |
| Zoning:     | HC            |

|             |                         |
|-------------|-------------------------|
| Heating:    | Forced Air, Natural Gas |
| Floors:     | -                       |
| Roof:       | Clay Tile               |
| Exterior:   | -                       |
| Water:      | -                       |
| Sewer:      | -                       |
| Inclusions: | AS IS Where Is          |

|                |   |
|----------------|---|
| Addl. Cost:    | - |
| Based on Year: | - |
| Utilities:     | - |
| Parking:       | - |
| Lot Size:      | - |
| Lot Feat:      | - |

Prime Highway Commercial Opportunity- Motel, Restaurant & Lounge in Manning, Alberta. Take advantage of this exceptional turnkey investment opportunity in the thriving community of Manning, ideally located with excellent exposure along busy Highway 35. This well established property features 30 guest rooms plus a manager's suite, offering multiple revenue streams and long-term growth potential. Designed to accommodate both short-term travelers and long-term guests, 20 rooms include convenient kitchenettes, making them ideal for daily, weekly or monthly rentals. An additional 10 comfortable double rooms cater to overnight visitors, work crews. and tourists. A dedicated on-site laundry room adds convenience for both guests and operations. The property also includes a fully equipped restaurant and lounge, providing an excellent opportunity to serve motel guests, local residents and highway traffic alike. With its highly visible location, flexible accommodations and established hospitality amenities, this property is well suited for owner-operators or investors looking to expand their commercial portfolio. Whether you're seeking a profitable hospitality business or a property with significant income potential, this Highway 35 landmark is ready for its next chapter.