

# \$575,000 - 114 4th Avenue Sw, Manning

MLS® #A2261629

**\$575,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Manning, Alberta

Looking to diversify your portfolio! Here's a fantastic opportunity to own a profitable, well-established coin-operated laundromat and restaurant – a dual-income operation designed for success. This property offers everything needed for a seamless transition. A fully equipped commercial kitchen with appliances, tools, accessories, exhaust fan system, walk-in cooler and walk-in freezer. It has a bright dining area with tables and chairs already in place. The laundromat generates a steady income stream, with plenty of potential to expand revenue through additional services and creative ideas. The property's prime location provides excellent exposure to both foot and vehicle traffic, enduring consistent business flow. Don't miss this rare opportunity that combines operational success with solid real estate investment.

Built in 1969

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2261629   |
| Price      | \$575,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1969       |
| Type       | Commercial |
| Sub-Type   | Retail     |
| Status     | Active     |



## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 114 4th Avenue Sw          |
| Subdivision | NONE                       |
| City        | Manning                    |
| County      | Northern Lights, County of |
| Province    | Alberta                    |
| Postal Code | T0H 2M0                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 35                |
| Zoning         | CR                |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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