

\$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	33
Zoning	CR

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.