

# \$195,000 - 409 Main Street, Manning

MLS® #A2259661

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Manning, Alberta

"Very Rare Opportunity" Commercial property on the Main Street of Manning AB. Get great exposure for your store front or business on one of the busiest highways in Northern Alberta! The property includes a 4800 sq. ft. building that has a front end with a dance studio area that could be renovated into any type of business or store front! The back portion of the building has 24 hr. access to Gym facility! Comes with Bathroom facilities, coffee room and storage room! Presently the Building the back half of the building is rented out for the Gym facility!

Built in 1967

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2259661   |
| Price      | \$195,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1967       |
| Type       | Commercial |
| Sub-Type   | Mixed Use  |
| Status     | Active     |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 409 Main Street            |
| Subdivision | NONE                       |
| City        | Manning                    |
| County      | Northern Lights, County of |



|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0H2M0  |

**Interior**

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
|---------|-------------------------|

**Exterior**

|              |       |
|--------------|-------|
| Construction | Brick |
|--------------|-------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 15                   |
| Zoning         | R2                   |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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