

**404 1st Street SW  
Manning, Alberta**

**MLS # A2243850**



**\$1,100,000**

**Division:** NONE  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Sale  
**Bldg. Name:** Ok Tire  
**Bus. Name:** -  
**Size:** 12,060 sq.ft.  
**Zoning:** C-1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Metal

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** List of Unattached goods can be provided

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Here is a great chance to own a thriving OK Tire business in the Town of Manning Ab. With a large clientele including large farming community, oilfield, logging industry and a busy Mackenzie Highway #35! The tire business comes with all equipment to operate the tire repair & sales as well as all tire and equipment inventory! It also comes with a large brick & tin roof 10,000 sq. ft. building that houses the tire shop business as well includes a 2 story building that could be renovated to suit any type of business or living area! The outside is chain linked fence with several metal c-Cans for storage of tires! There is also 2 more lots with an Old house that is used for storage! Located right down town Manning AB.