

## 780-836-6478

petkus@telus.net

## 114 4th Avenue SW Manning, Alberta

**Heating:** 

Floors:

Roof: Exterior:

Water:

Sewer:

MLS # A2261629



\$575,000

NONE

Retail

Lot Feat:

Division:

Type:

**Inclusions:** Equipment list will be provided to all serious buyers upon request.

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.