

# \$300,000 - #2, 232051 Twp Rd 920, Rural Northern Lights, County of

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MLS® #A2228377

**\$300,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 2.74 Acres

NONE, Rural Northern Lights, County of,  
Alberta

This 2320 sq. ft. One Bay Industrial Building with 2 piece washroom, utility area and mezzanine located 0.5 km northeast of the Town of Manning is perfect for the start up of a small business or just a property to store all your extra atv's and rv units. This 40 x 50 shop is metal clad walls and roof both interior and exterior. There is poured concrete with central drain sump and in floor radiant hot water. The windows are PVC double glazed and 200 amp electricity is available and designed to adequately service the needs of the building and fluorescent lighting. There is a 14 x 20 ft wide, insulated metal overhead door with powered opener and two walk-in doors. Gravel parking is available along the front of the shop.

Built in 2013

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2228377   |
| Price      | \$300,000  |
| Bathrooms  | 0.00       |
| Acres      | 2.74       |
| Year Built | 2013       |
| Type       | Commercial |
| Sub-Type   | Industrial |
| Status     | Active     |



## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | #2, 232051 Twp Rd 920            |
| Subdivision | NONE                             |
| City        | Rural Northern Lights, County of |
| County      | Northern Lights, County of       |
| Province    | Alberta                          |
| Postal Code | T0H 2M0                          |

## Exterior

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 70             |
| Zoning         | AP             |

## Listing Details

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

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