

# COURT ORDERED SALE






**NAI**Commercial

2,376 SF± BUILDING ON 0.13 ACRE LOT  
LAND AND BUILDING



**406 MAIN STREET | MANNING, AB | RETAIL BUILDING**

## PROPERTY HIGHLIGHTS

-  **LOCATION** High visibility area location in town of Manning, Alberta with exposure to Main Street
-  **ON-SITE PARKING** Front lot can accommodate double row parking
-  **LOT SIZE** 5,500 sq.ft.± / 0.13 acre
-  **BUILDING SIZE** 2,376 sq.ft. concrete block building that was previously a pizza restaurant
-  **OPPORTUNITY** Property ideal for restaurant or retail

**VINCENZO CAPUTO** MBA, SIOR  
Partner  
780 436 7624  
vcaputo@naiedmonton.com

*The information herein is not warranted by the Lender nor should any Purchaser rely solely on this information. Instead, each Purchaser is responsible to conduct its own prudent due diligence as this Court Ordered Sale is offered on an "As is and Where is" basis.*



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM



# COURT ORDERED SALE

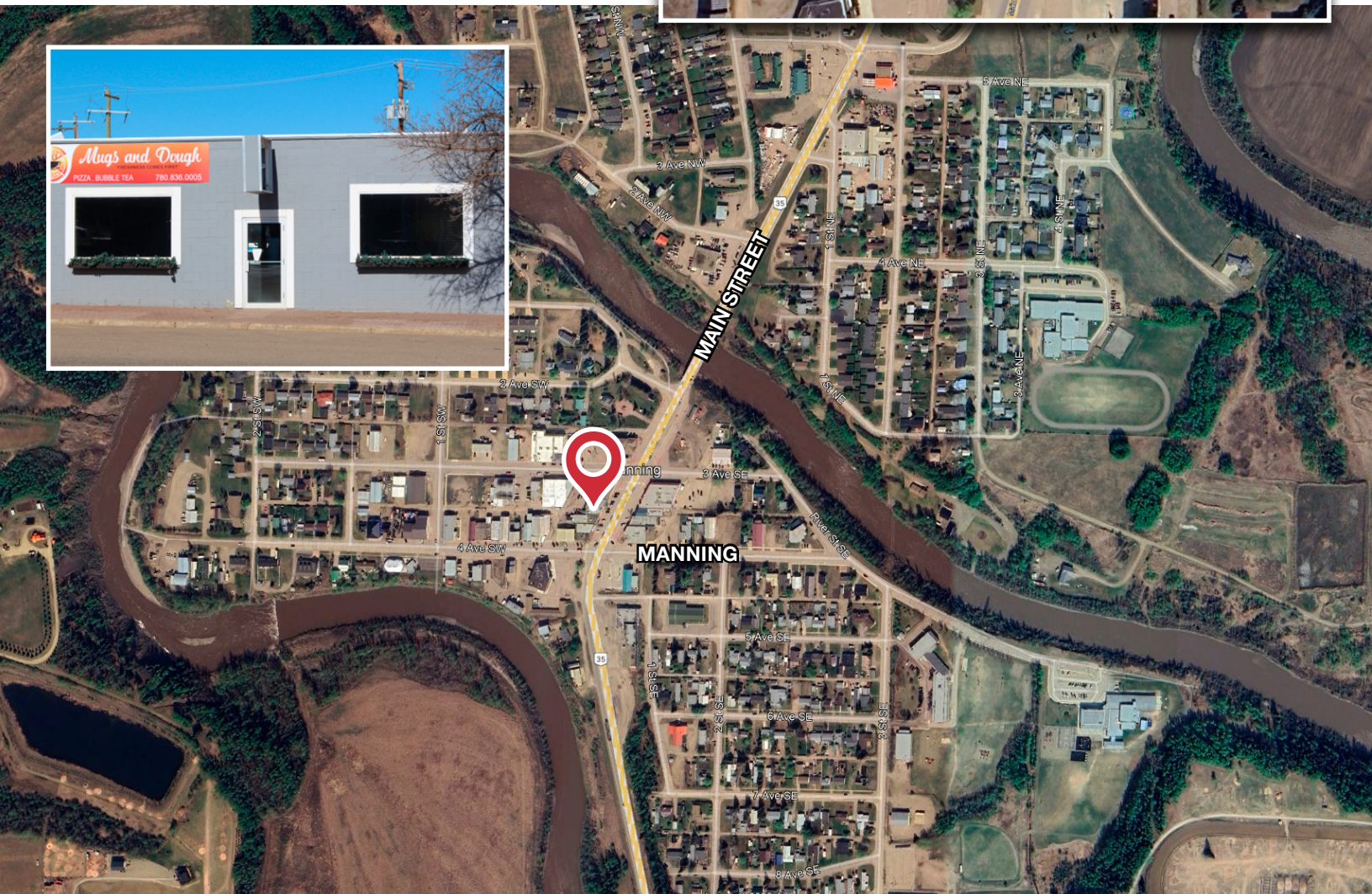
NAI Commercial

2,376 SF± BUILDING ON 0.13 ACRE LOT

406 MAIN STREET | MANNING, AB

## ADDITIONAL INFORMATION

PURCHASE PRICE	\$132,000
LEGAL DESCRIPTION	Plan 93HW; Block 2; Lot 14
BUILDING SIZE	2,376 sq.ft.±
SITE SIZE	5,500 sq.ft.± / 0.13 acre±
ZONING	Commercial
PARKING	On-site
PROPERTY TAXES	\$3,664.41 (2024)



1,271  
POPULATION



96  
EMPLOYEES



18  
BUSINESSES



\$36M  
TOTAL CONSUMER  
SPENDING



\$93,055  
AVERAGE HOUSEHOLD  
INCOME



2,610 VPD  
MAIN STREET  
RANGE ROAD 233A S

2025 COSTAR DEMOGRAPHICS WITHIN 5KM RADIUS



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

7343 VC25

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.



# COURT ORDERED SALE

2,376 SF± BUILDING ON 0.13 ACRE LOT

NAI Commercial

406 MAIN STREET | MANNING, AB



NAI COMMERCIAL REAL ESTATE INC.  
4601 99 STREET NW, EDMONTON AB, T6E 4Y1



780 436 7410



NAIEDMONTON.COM

7343 VC25

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE CORRECT, BUT IS NOT WARRANTED TO BE SO AND DOES NOT FORM A PART OF ANY FUTURE CONTRACT. THIS OFFERING IS SUBJECT TO CHANGE OR WITHDRAWAL WITHOUT NOTICE.