

\$395,000 - 10130 100 Avenue, Morinville

MLS® #E4437229

\$395,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

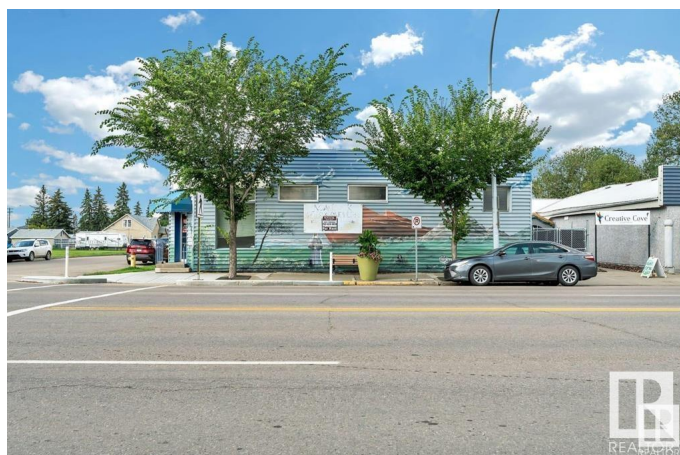
Morinville, Morinville, AB

Prime Investment Opportunity: High-Exposure Rental Property with Tax Exemption! This beautifully renovated property offers an exceptional investment opportunity in a high-traffic downtown location, perfect for visibility and future growth. Currently generating \$2,000/month in rent, the tenant â€” a long-term non-profit organization â€” is eager to continue their lease, ensuring a reliable, consistent income. As a non-profit tenant, they benefit from tax exemption, providing potential financial advantages for the savvy investor. The property has been recently updated with fresh paint, a brand-new furnace, and an upgraded electrical distribution board, guaranteeing low maintenance for years to come. With its prime location, renovated condition, and stable cash flow, this is a turnkey investment with tremendous potential. Contact us today to seize this high-return opportunity

Built in 1940

Essential Information

MLS® #	E4437229
Price	\$395,000
Bathrooms	0.00
Acres	0.00
Year Built	1940



Type	Retail
Status	Active

Community Information

Address	10130 100 Avenue
Area	Morinville
Subdivision	Morinville
City	Morinville
County	ALBERTA
Province	AB
Postal Code	T8R 1P8

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	May 18th, 2025
Days on Market	80
Zoning	Zone 61

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Listing information last updated on August 6th, 2025 at 1:17am MDT