\$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 opportunit

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 153

Zoning Zone 61

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Listing information last updated on October 17th, 2025 at 9:33pm MDT