

## \$395,000 - 10130 100 Avenue, Morinville

MLS® #E4437229

**\$395,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

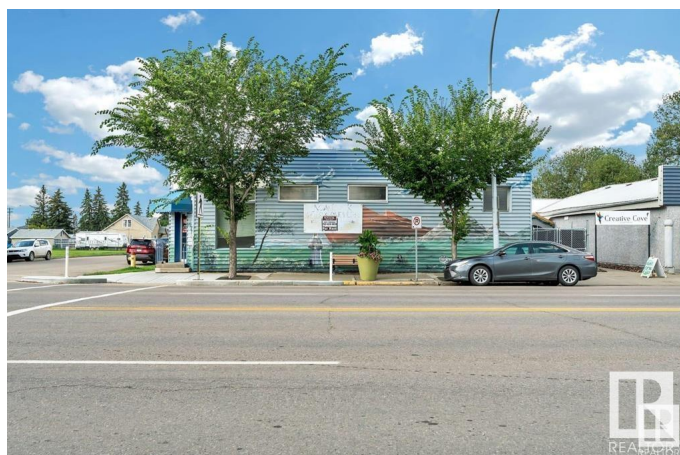
Morinville, Morinville, AB

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	76
Zoning	Zone 61

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT