\$457,000 - 10201 100 Avenue, Morinville

MLS® #E4414006

\$457,000

0 Bedroom, 0.00 Bathroom, Multi-Family Commercial on 0.00 Acres

Morinville, Morinville, AB

Attention investors !Right on Main street in Morinville close to the Civic Center . This two story mixed commercial/ residential building with a potential for over a 8 cap rate and could easily be bumped up to double digit returns with adjustments of leases. Built in 1910, this building had benefited from major infrastructure upgrades in 2010 to the plumbing, electrical and heating. Main floor offers over 950 sq ft square feet of office retail, currently leased to a law firm. Bright open reception area with 2 offices in the back. The second floor offers a three bedroom unit with hardwood floors, and a one bedroom unit also updated, over 2000 sq ft in the apartment area . Combine this with 23 ft x 28 ft garage, with the potential to lease separately . Great revenue property to add to your portfolio!



Essential Information

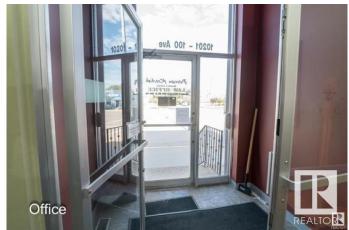
MLS® # E4414006 Price \$457,000

Bathrooms 0.00 Acres 0.00 Year Built 1910

Type Multi-Family Commercial

Status Active







Community Information

Address 10201 100 Avenue

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 1P7

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed November 19th, 2024

Days on Market 142

Zoning Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 10th, 2025 at 10:18am MDT