$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!
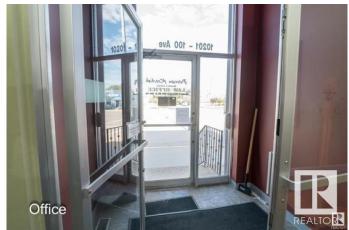
Built in 1910

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