



## 10201 100 Avenue Morinville AB

\$457,000

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 2000 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. Great revenue property to add to your portfolio!

Listing Presented By:



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