



Morinville Alberta

\$2,349,900

Located in the heart of Morinville, situated at the northwest corner of the main intersection in town offering high traffic and visibility. Exceptional opportunity to acquire a unique mixed-use portfolio consisting of two vacant lots and two residential-style properties currently operating as commercial businesses. All three properties are included in the sale and are commercially zoned, offering flexibility for investors, owner-operators, or future redevelopment potential. The two existing buildings are fully occupied by established business tenants with active leases in place, providing immediate income. Current tenants have remaining term on their leases and have expressed strong interest in extending for future occupancy, creating excellent long-term investment stability. The additional vacant lots present added value and future development potential in a growing commercial area. Whether you're looking to expand your portfolio, secure reliable rental income, or explore redevelopment opportunities, this package offers versatility and upside potential. (id:6769)

Listing Presented By:



Originally Listed by:
ComFree



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.