



Morinville Alberta

\$800,000

Prime Commercial Opportunity in Morinville! This 5,000 Sq Ft warehouse offers high ceilings, 200 amp power, and radiant heating--ideal for a variety of business ventures. Located just one street off Main Street, it provides excellent access with ample on-site parking and large rear overhead doors for easy truck access. A mezzanine office space adds functionality and flexibility. Bonus income with a small portion of the land leased, generating just over \$4,600 annually. Whether you're expanding, relocating, or investing, this versatile property is a rare find in a growing community. Don't miss your chance to secure this strategic location for your next business move! The seller would be open to selling existing product and equipment separately. This presents a unique opportunity for a buyer interested in launching their own flooring business in the space. (id:6769)

Listing Presented By:



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