



Morinville Alberta

\$925,000

Exceptional Commercial Opportunity: Prime Retail/Warehouse Space in Morinville. Maximize your business potential with this versatile ****4,900 sq. ft. freestanding building****, ideally situated in the heart of Morinville. Featuring a durable all-metal construction, this property is perfectly suited for a variety of retail, warehouse, or light industrial operations looking for a high-visibility, functional space.

Property Highlights*

- **Total Building Area:**** 4,900 sq. ft. of flexible workspace.*
- **Functional Access:**** Equipped with ****two large overhead doors****, facilitating seamless loading, unloading, and equipment access.*
- **Building Construction:**** Sturdy, low-maintenance ****all-metal building**** designed for long-term durability.*
- **Ample Parking:**** The expansive lot provides significant, easy-access parking for both staff and customers.*
- **Passive Income Stream:**** Benefit from an immediate, steady revenue stream with an existing ****Bell Canada lease agreement generating \$4,605 per year****.

Why This Property? This location offers the perfect blend of operational efficiency and investment value. Whether you are looking to expand your current business or secure a strategic asset, the combination of industrial-grade utility, generous parking, and supplemental passive income makes this a rare find in the current market. ****Don't miss out on this prime investment.**** Contact us today to schedule your private tour and see how this space can elevate your business operations. (id:6769)

Listing Presented By:



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