



## Morinville Alberta

\$1,800,000

**Prime Commercial Investment Opportunity** This exceptional 5-year-old commercial building offers a rare combination of modern construction and a high-visibility, prime location with ample parking. The property is currently 100% occupied by the three original tenants, all of whom have secured their long-term commitment by signing five-year lease extensions through 2031. The investment provides immediate and growing returns. Currently generating \$89,946.00 in annual revenue, the income is scheduled to increase to \$92,691.00 starting in November 2026. Efficiency is maximized through a structure where all utilities, maintenance, and property taxes are managed as operational costs and paid directly by the tenants. At a list price of \$1.8 million (plus applicable GST), this represents a stabilized cap rate of approximately 4.99%. This is an ideal acquisition for an investor seeking a turnkey, low-maintenance asset in a premium corridor with established tenancy and consistent revenue growth. Custom built by Atlas Premium Homes (id:6769)

Listing Presented By:



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