



Morinville Alberta

\$15

Over 1,500 sq ft | Mixed-Use Building | High-Exposure Location on 100 Street Take advantage of this exceptional leasing opportunity in the heart of Morinville. This corner retail unit features two bays with high visibility on busy 100 Street -- ideal for attracting both foot and drive-by traffic. Previously used as a professional office, the space is thoughtfully laid out and includes:

- o 4 private office rooms
- o Reception area with a waiting area
- o Washroom and kitchen area

Perfect for a variety of businesses, including:

- o Medical or wellness clinics
- o Physiotherapy or chiropractic offices
- o Spa, esthetics, or beauty services
- o Professional or consulting offices

Leasing Details:

- o Full Unit Lease: Gross lease -- tenant only pays for their own power. Tenant will take care of their own maintenance of the unit. \$1850/ month minimum 2 year lease. Looking to start small? Private office rooms available for lease at \$600/month each -- gross lease * Place is vacant for possession* (id:6769)

Listing Presented By:



Originally Listed by:
Initia Real Estate



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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