

Morinville Alberta

$925,000

Exceptional Commercial Opportunity: Prime Retail/Warehouse Space in MorinvilleMaximize 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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