



## 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)

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