



## 9817 100 Street Morinville AB

\$2,095,000

This property is a very well-kept mixed-use property. Great suite mix with 8 One Bedroom Suites and 8 Two Bedroom Suites. There have been several capital upgrades in this property including a "torched roof" with a 40 year lifespan (2014), high efficiency boiler (2014), Waterproof Deck (replaced with waterproof materials) and R50 Attic Insulation (2014), Windows and sliding glass patio doors (2014) and Air Conditioning for Main/Commercial Floor (2017). A total of \$312,975+/- spent in upgrades since 2013. Includes four renovated commercial bays with long-term tenants on the main floor. Each commercial unit has its own separate controlled heating and air conditioning. Another interesting attribute to this property is the assumable CMHC mortgage of approx. \$1,476,000 (Jan 2023), 2.36% until May 2025. 30-year AM P+I \$6,129 per month.

Listing Presented By:



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