



## Morinville Alberta

\$800,000

Prime Commercial Opportunity in Morinville! This 5,000 Sq Ft warehouse offers high ceilings, 200 amp power, and radiant heating--ideal for a variety of business ventures. Located just one street off Main Street, it provides excellent access with ample on-site parking and large rear overhead doors for easy truck access. A mezzanine office space adds functionality and flexibility. Bonus income with a small portion of the land leased, generating just over \$4,600 annually. Whether you're expanding, relocating, or investing, this versatile property is a rare find in a growing community. Don't miss your chance to secure this strategic location for your next business move! The seller would be open to selling existing product and equipment separately. This presents a unique opportunity for a buyer interested in launching their own flooring business in the space. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Masters

<https://kylechalifoux.c21.ca/>

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.