# \$395,000 - 10130 100 Avenue, Morinville

MLS® #E4437229

### \$395,000

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

Morinville, Morinville, AB

Prime Investment Opportunity: High-Exposure Rental Property with Tax Exemption! This beautifully renovated property offers an exceptional investment opportunity in a high-traffic downtown location, perfect for visibility and future growth. Currently generating \$2,000/month in rent, the tenant â€" a long-term non-profit organization â€" is eager to continue their lease, ensuring a reliable, consistent income. As a non-profit tenant, they benefit from tax exemption, providing potential financial advantages for the savvy investor. The property has been recently updated with fresh paint, a brand-new furnace, and an upgraded electrical distribution board, guaranteeing low maintenance for years to come. With its prime location, renovated condition, and stable cash flow, this is a turnkey investment with tremendous potential. Contact us today to seize this high-return opportunit

Built in 1940

### **Essential Information**

MLS® # E4437229 Price \$395,000

Bathrooms 0.00
Acres 0.00
Year Built 1940







Type Retail Status Active

## **Community Information**

Address 10130 100 Avenue

Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA

Province AB

Postal Code T8R 1P8

### **Exterior**

Exterior Wood Frame
Construction Wood Frame

### **Additional Information**

Date Listed May 18th, 2025

Days on Market 169

Zoning Zone 61

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Listing information last updated on November 3rd, 2025 at 11:17am MST