

## \$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 opportunity

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 | 101            |
| Zoning         | Zone 61        |

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Listing information last updated on August 27th, 2025 at 2:02pm MDT