

Courtesy Of Tim A Gartner Of MaxWell Progressive

## \$457,000 - 10201 100 Avenue, Morinville

MLS® #E4414006

**\$457,000**

0 Bedroom, 0.00 Bathroom,  
Multi-Family Commercial on 0.00 Acres

Morinville, Morinville, AB

Attention investors !Right on Main street in Morinville close to the Civic Center . This two story mixed commercial/ residential building with a potential for over a 8 cap rate and could easily be bumped up to double digit returns with adjustments of leases. Built in 1910 , this building had benefited from major infrastructure upgrades in 2010 to the plumbing, electrical and heating. Main floor offers over 950 sq ft square feet of office retail, currently leased to a law firm. Bright open reception area with 2 offices in the back. The second floor offers a three bedroom unit with hardwood floors, and a one bedroom unit also updated, over 2000 sq ft in the apartment area . Combine this with 23 ft x 28 ft garage, with the potential to lease separately . Great revenue property to add to your portfolio!

Built in 1910

### Essential Information

MLS® #	E4414006
Price	\$457,000
Bathrooms	0.00
Acres	0.00
Year Built	1910
Type	Multi-Family Commercial
Status	Active



## Community Information

Address 10201 100 Avenue  
Area Morinville  
Subdivision Morinville  
City Morinville  
County ALBERTA  
Province AB  
Postal Code T8R 1P7

## Exterior

Exterior Wood Frame  
Construction Wood Frame

## Additional Information

Date Listed November 19th, 2024  
Days on Market 136  
Zoning Zone 61

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Listing information last updated on April 4th, 2025 at 3:02am MDT