# \$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!



### **Essential Information**

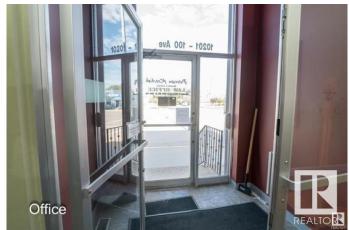
MLS® # E4414006 Price \$457,000

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 153

Zoning Zone 61

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Listing information last updated on April 21st, 2025 at 12:17pm MDT