

\$800,000 - 10310 101 Avenue, Morinville

MLS® #E4429829

\$800,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Morinville, Morinville, AB

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.

Built in 1976

Essential Information

MLS® #	E4429829
Price	\$800,000
Bathrooms	0.00
Acres	0.00
Year Built	1976
Type	Industrial



Status Active

Community Information

Address 10310 101 Avenue
Area Morinville
Subdivision Morinville
City Morinville
County ALBERTA
Province AB
Postal Code T8R 1T4

Exterior

Exterior Wood Frame, Metal
Roof Metal Shingles
Construction Wood Frame, Metal

Additional Information

Date Listed April 9th, 2025
Days on Market 151
Zoning Zone 61

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