

## \$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 heatingâ€”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. Donâ€™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          113  
Zoning                     Zone 61

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