

\$395,000 - 10130 100 Av, Morinville

MLS® #E4437229

\$395,000

0 Bedroom, 0.00 Bathroom, 2,024 sqft

Retail

Morinville, Morinville, Alberta

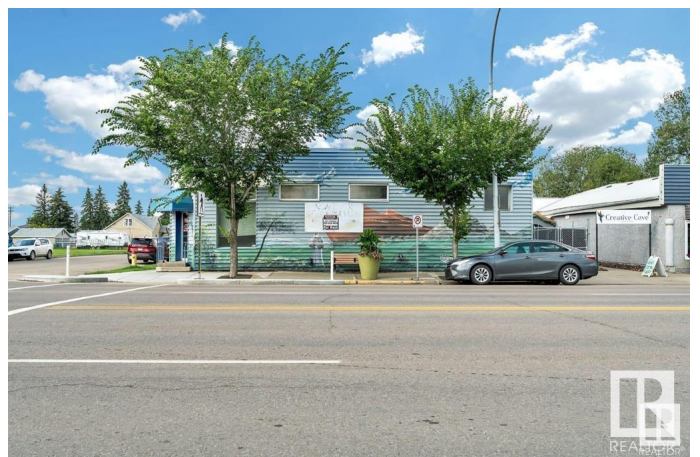
Prime Investment Opportunity: High-Exposure Rental Property with Tax Exemption! This beautifully renovated property offers an exceptional investment opportunity in a high-traffic downtown location, perfect for visibility and future growth. Currently generating \$2,000/month in rent, the tenant â€” a 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 opportunit (id:6289)

Built in 1940

Essential Information

Listing #	E4437229
Price	\$395,000
Bathrooms	0.00
Square Footage	2,024
Year Built	1940
Type	Retail

Community Information



Address	10130 100 Av
Subdivision	Morinville
City	Morinville
Province	Alberta
Postal Code	T8R1P8

Listing Details

Listing Office Homes & Gardens Real Estate Limited



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