

# \$0 - 9815 100 Street Street, Morinville

MLS® #E4449781

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Morinville, Morinville, AB

Over 1,500 sq ft | Mixed-Use Building | High-Exposure Location on 100 Street Take advantage of this exceptional leasing opportunity in the heart of Morinville. This corner retail unit features two bays with high visibility on busy 100 Street – ideal for attracting both foot and drive-by traffic. Previously used as a professional office, the space is thoughtfully laid out and includes: – 4 private office rooms – Reception area with a waiting area – Washroom and kitchen area Perfect for a variety of businesses, including: – Medical or wellness clinics – Physiotherapy or chiropractic offices – Spa, esthetics, or beauty services – Professional or consulting offices Leasing Details: – Full Unit Lease: Gross lease – tenant only pays for their own power. Tenant will take care of their own maintenance of the unit. \$1850/month minimum 2 year lease. Looking to start small? Private office rooms available for lease at \$600/month each – gross lease \* Place is vacant for possession\*

Built in 1980

## Essential Information

|           |          |
|-----------|----------|
| MLS® #    | E4449781 |
| Bathrooms | 0.00     |
| Acres     | 0.00     |



|            |        |
|------------|--------|
| Year Built | 1980   |
| Type       | Office |
| Status     | Active |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9815 100 Street Street |
| Area        | Morinville             |
| Subdivision | Morinville             |
| City        | Morinville             |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T8R 1M9                |

### Exterior

|              |                   |
|--------------|-------------------|
| Exterior     | Block, Wood Frame |
| Construction | Block, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 61         |

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Listing information last updated on September 16th, 2025 at 2:32pm MDT