

## \$925,000 - 9808 100 Street, Morinville

MLS® #E4444198

**\$925,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

None, Morinville, AB

Seize the chance to own half or all of a high-visibility commercial building located directly on Main Street in Morinville, Alberta. This modern property offers exceptional exposure and flexibility, making it ideal for owner-operators, investors, or businesses seeking a strategic location in a growing community. Outstanding Visibility & Access: Situated on a prominent corner lot with dual access points, this property benefits from over 5,265 vehicles passing daily, maximizing your business's exposure and customer reach. Flexible Ownership Options: Purchase half or the entire building, allowing for shared occupancy, investment partnerships, or multi-tenant use. Modern, Versatile Space: The building features a contemporary facade with large storefront windows, ample natural light, and a welcoming entrance—perfect for retail, office, or service-based businesses.

Built in 2025

### Essential Information

MLS® #	E4444198
Price	\$925,000
Bathrooms	0.00
Acres	0.00
Year Built	2025
Type	Land Commercial



Status                      Active

**Community Information**

Address                    9808 100 Street  
Area                        Morinville  
Subdivision               None  
City                        Morinville  
County                    ALBERTA  
Province                  AB  
Postal Code               T8R 1P7

**Exterior**

Exterior                   Wood Frame  
Construction              Wood Frame

**Additional Information**

Date Listed                June 25th, 2025  
Days on Market            32  
Zoning                      Zone 61

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on July 27th, 2025 at 1:17pm MDT