

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

5, 10701 100 AVE FOR LEASE



Commercial Real Estate > Commercial Property for Lease

Location
Morinville, Alberta

Listing ID:
34365

MLS ID:
A2292411

\$149,900



 **ROHIN SETHI**
 (587) 405-3555

 Maxwell Polaris
 780-450-6300

 5, 10701 100 Ave , Morinville , Alberta T8R 1A2

Transaction Type For Lease	Days On Market 48	Lease Amount 1500.00
Lease Frequency Monthly	Zoning 9	Subdivision Morinville
Building Type Retail	Year Built 2022	Structure Type Retail
Property Type Commercial	Property Sub Type Business	Building Area (Sq. Ft.) 476.00
Building Area (Sq. M.) 44.22	Inclusions Furniture, Fixtures & Set-up	Restrictions None Known

Reports

Leases, Unaudited Financial Stmnts

Well-established mobile phone repair & accessories opportunity available, situated directly on Highway 2 with excellent roadside visibility, the location benefits from constant drive-by traffic and serves both local customers and travelers along this major corridor, just 30 minutes from Edmonton. The business earned an exceptional 4.9 Google Stars rating backed by numerous positive reviews, reflecting its reputation for outstanding customer service in an area with low direct competition. Full client database for continued marketing and repeat business, plus an established website that supports online inquiries and growth. The current lease is favorable with low monthly rent of \$1500..

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.