

FOR SALE/LEASE



**8802 98 STREET
MORINVILLE, AB**

±5,800 SF on 2.11 Acres

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
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www.cwedm.com

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PROPERTY PHOTOS



- Rare small freestanding building with low site coverage ratio (6%)
- (1) existing quonset, with (1) additional quonset foundation in place
- Graveled and compacted yard
- Gated property with full perimeter fencing
- Built in 2002

Shop Features:

- Wash bay
- Pressure washer (New Hotsy)
- Trench drain throughout shop
- Sumps
- Shop fan



PROPERTY DETAILS

Municipal Address:

8802 98 Street, Morinville AB

Legal Description:

Plan 7821779, Block 2, Lot 15

Year Built:

2002

Zoning:

BMP - Business and Industrial Park

Site Coverage Ratio:

6%

Site Size:

±2.11 Acres

Building Size:

5,800 SF

LEASE RATE:

Market

OPERATING COST:

NNN (Property Taxes / Property Insurance) Self-Managed

SALE PRICE:

1,550,000.00

TAXES:

\$20,409.93 (2025)

Power:

200A, 240V, 3 phase (TBC)

Loading Doors (6 grade):

(5) 16'x14'

(1) 14'x14'

Lighting:

Halide & Fluorescent

Heating:

Gas-fired & radiant

Clear Height:

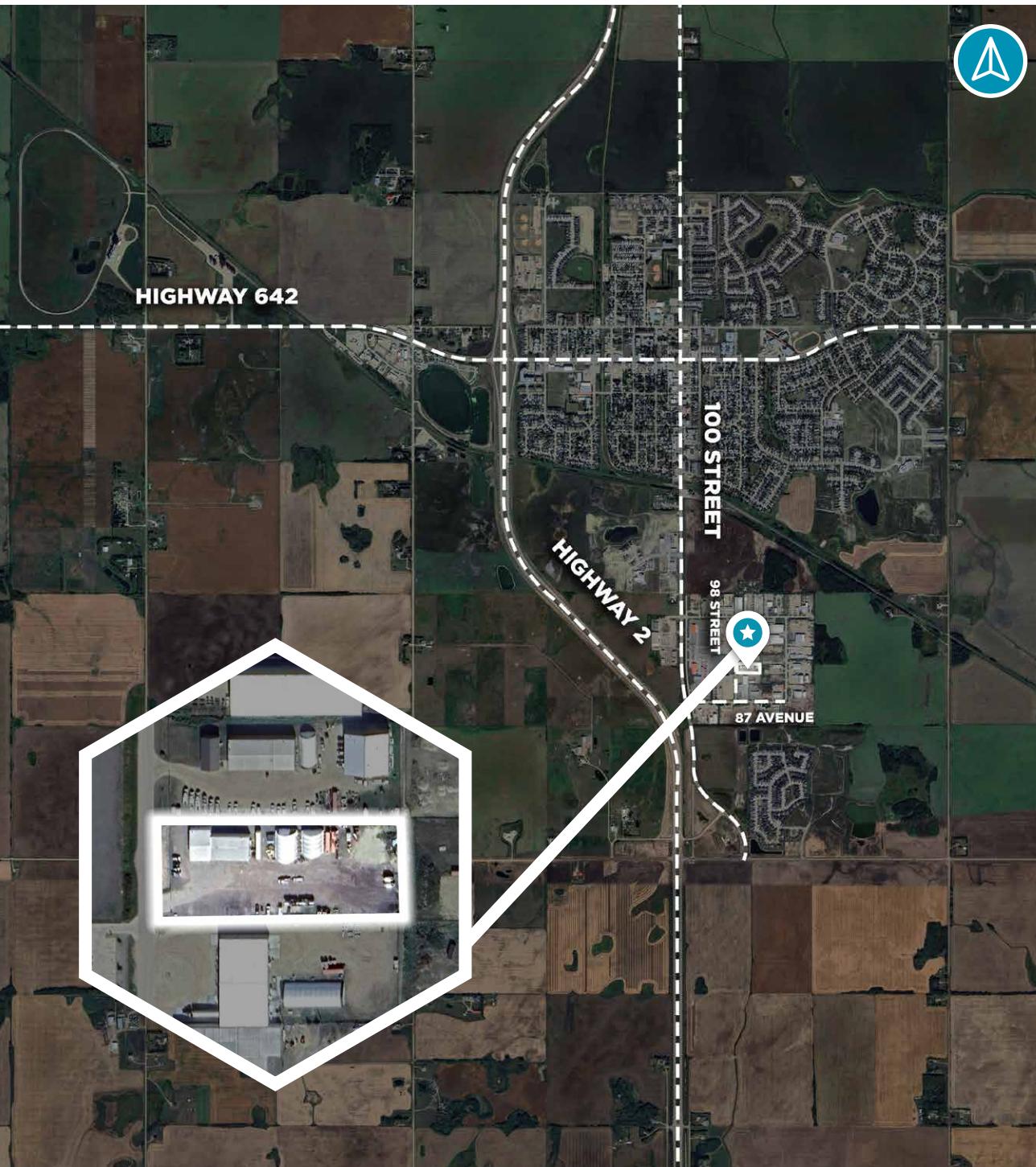
19' at peak

Availability:

Negotiable



AERIAL



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KEEP IN TOUCH

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