

**FOR SALE/LEASE**

**8802 98 STREET  
MORINVILLE, AB**

**±5,800 SF on 2.11 Acres**

**CUSHMAN & WAKEFIELD**  
Edmonton  
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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

## Power:

200A, 240V, 3 phase (TBC)

## Loading Doors:

Grade (6) 14' x 14'

## Lighting:

Halide & Fluorescent

## Heating:

Gas-fired & radiant

## Clear Height:

19' at peak

## Availability:

Negotiable

## LEASE RATE:

Market

## OPERATING COST:

NNN (Property Taxes / Property Insurance) Self-Managed

## SALE PRICE:

1,550,000.00

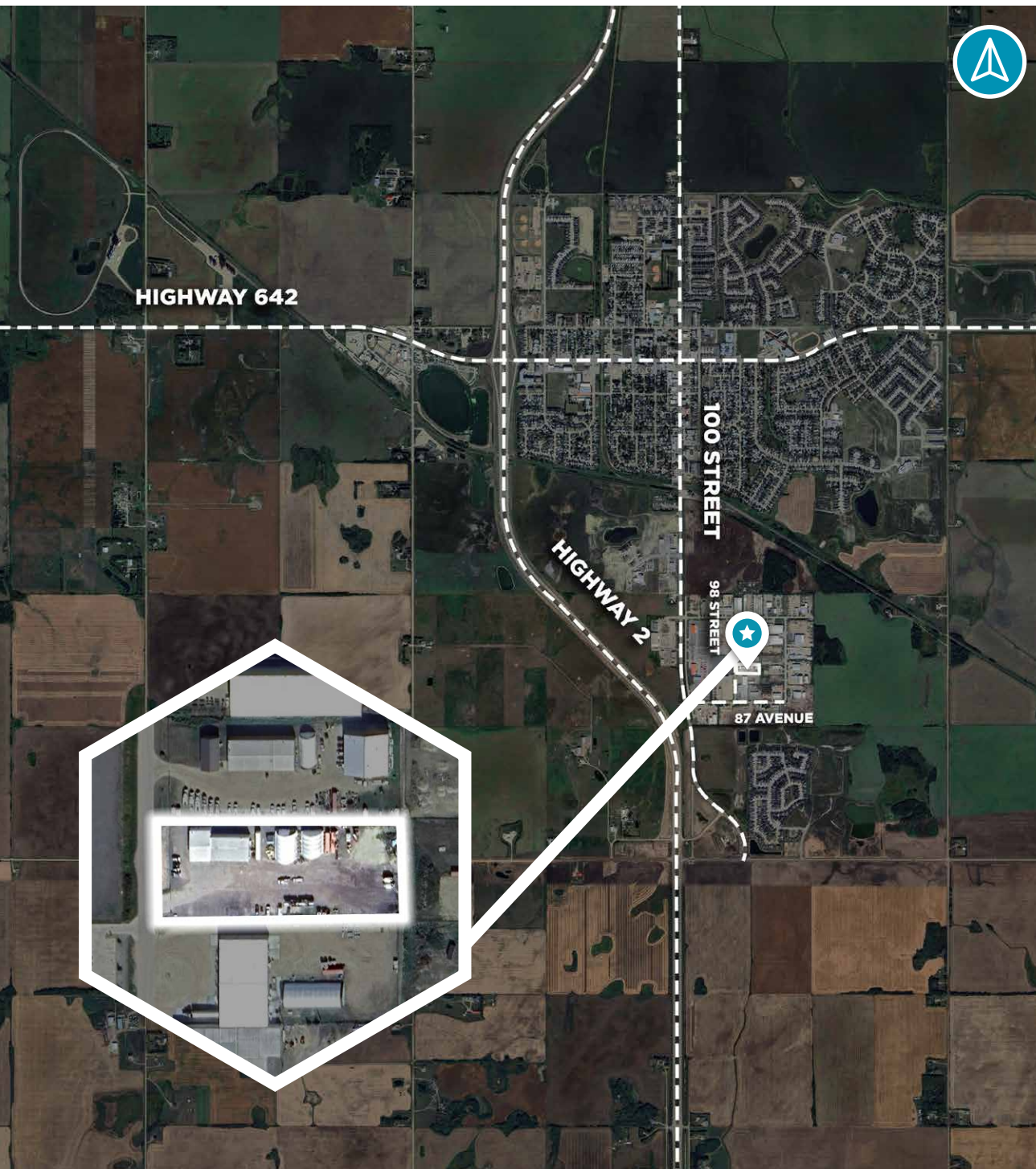
## TAXES:

\$20,409.93 (2025)





# AERIAL



**CUSHMAN & WAKEFIELD**  
Edmonton

# KEEP IN TOUCH

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