

9922 - 103 Street

MOODY'S

RE/MAX Real Estate

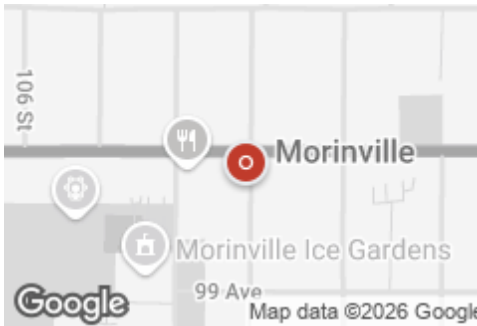
10018 100 Avenue Morinville, AB T8R1P7 | 780-939-1111

100 AVE 105 Street

9922 - 103 Street, Morinville, AB, T8R 1R7

Office: Mixed Use

Prepared on September 01, 2026



Property Features

Sub Type	Mixed Use	Parking Spaces	16
Zoning	C2	Parking Ratio	-
Building Status	Existing	Office Space	2,565 SF
Building Size	2,565 SF	Rentable Space	2,565 SF
Land Size	0.75 Acres / 32,670 SF	Air Conditioned	Yes
Number of Buildings	2	Heated	Yes
Number of Floors	1	Owner Occupied	Yes
Year Built	1980	Electricity	Yes, Private, Epco
Occupancy Type	Multi-tenant	Water	Yes, City, Tom
Parcels	-	Sanitary Sewer	Yes, City, Tom
Legal Owner	2415918 Alberta Ltd	Natural Gas	Yes, Private, Apex
Submarket	-	Rail Service	Possible
County	-	Rail Provider	Cn
Building Class	A		

Listings

1 Listing | 2,565 SF | \$545,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	No	-	-	2,565 SF	\$545,000	12/01/2026

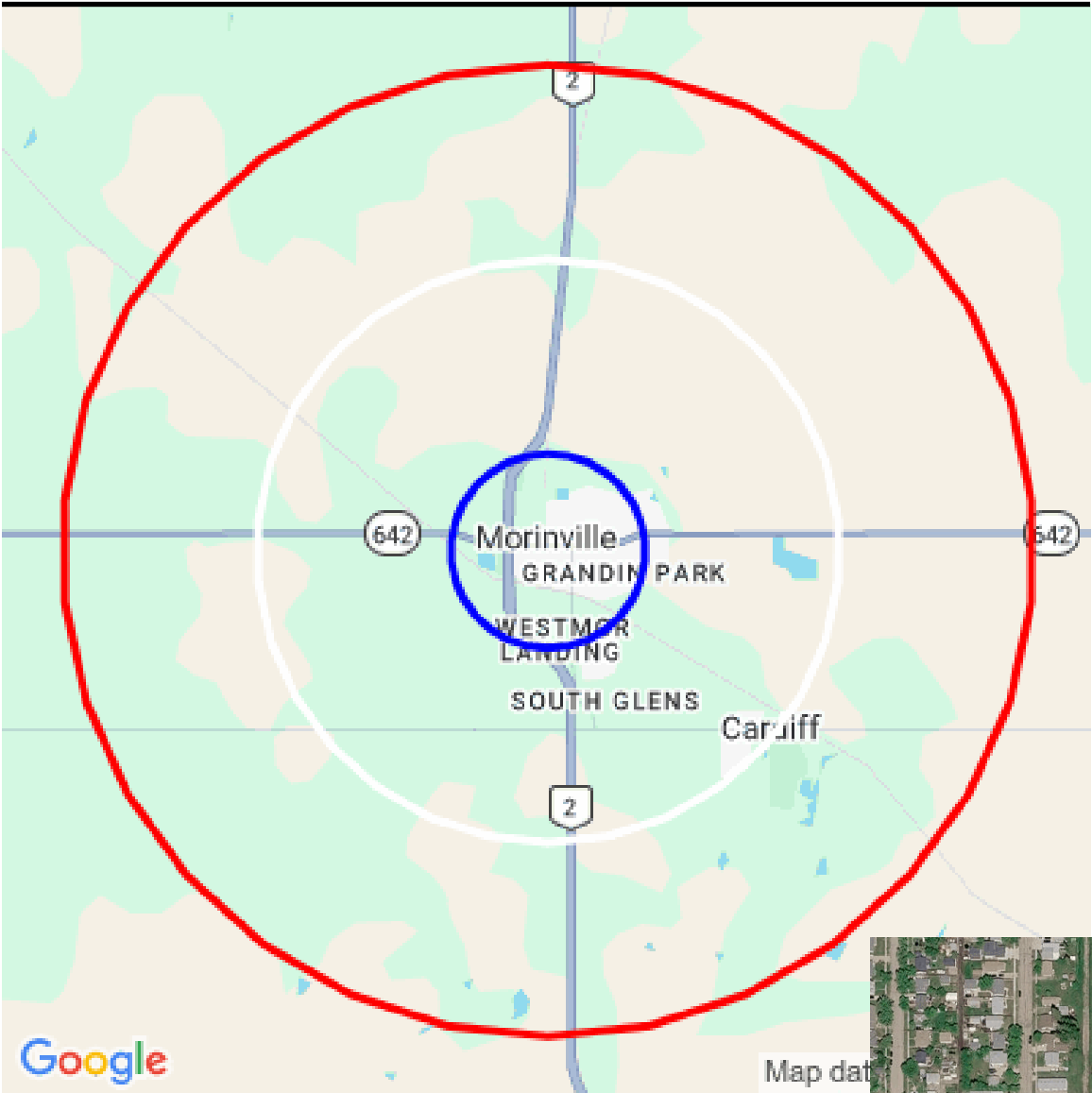
Contact



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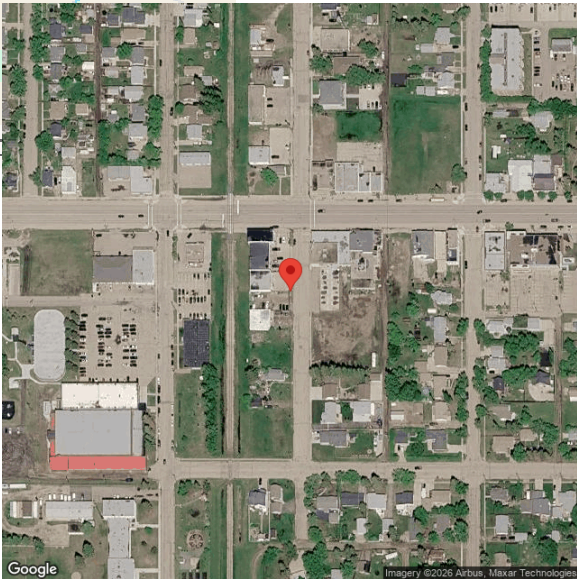
Demographic Report



100 AVE 105 Street

Population

Distance	Male	Female	Total
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**Parcel
Aerial**

100 AVE 105 Street

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Office For Sale

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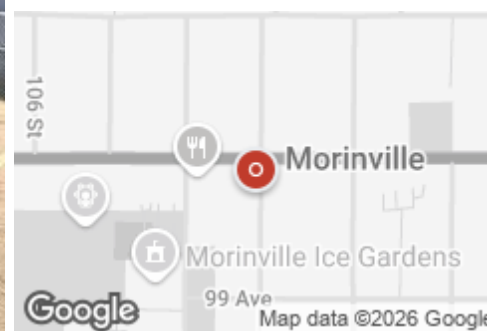
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Retail Office For Sale

9922 103 Street, Morinville, AB, T8R 1R7

Office: Mixed Use For Sale

Prepared on September 01, 2026



Listing Details | Office For Sale

Secondary Uses	Retail	Vacant	No
Total Available Space	2,565 SF	Available Date	12/01/2026
Asking Price	\$545,000	Days On Market	1 day
Listing Price Per SF	\$212.48	Date Listed	8/31/2026
Cap Rate (Actual)	-	Last Modified	8/31/2026
Total Expenses	\$5,727	Listing ID	45464641
Investment	No	Owner Occupied	Yes
Possession	90 Days	Parking Spaces	16
Show Instructions	Call broker		

Property Details

Building Class	A	Floors	1
Property Type	Office	Year Built	1980
Sub Type	Mixed Use	Primary Construction	-
Zoning	C2	Occupancy Type	Multi-tenant
Building Status	Existing	Parcels	-
Building Size	2,565 SF	Legal Owner	2415918 Alberta Ltd
Land Size	0.75 Acres / 32,670 SF	Submarket	-
Number of Buildings	2	County	-

Description

Exceptional Commercial Opportunity – Just Off Main Street

Prime commercial property offering versatile potential for professional office use, clinical practices, or retail. Well-maintained throughout and this 2,565 sq. ft. building is fully configured for turnkey business operations.

Property Highlights:

- Main Building Layout (2,565 sq. ft.): Welcoming reception and waiting area, 9 private offices, a dedicated boardroom, extensive interior storage, and two restrooms.
- Double Lot & Ample Parking: Positioned across two lots with generous front and side parking, complemented by a secure, fenced parking area.
- Additional Asset: Includes half of an adjacent secondary building, designated strictly for storage use (structure requires TLC/repair, offering great utility or future value).
- Flexible Options: Available for either purchase or lease to accommodate your business strategy or investment portfolio.

Superb visibility and access right off Main Street—ready for immediate occupancy or custom tenant improvements.

Contact



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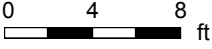
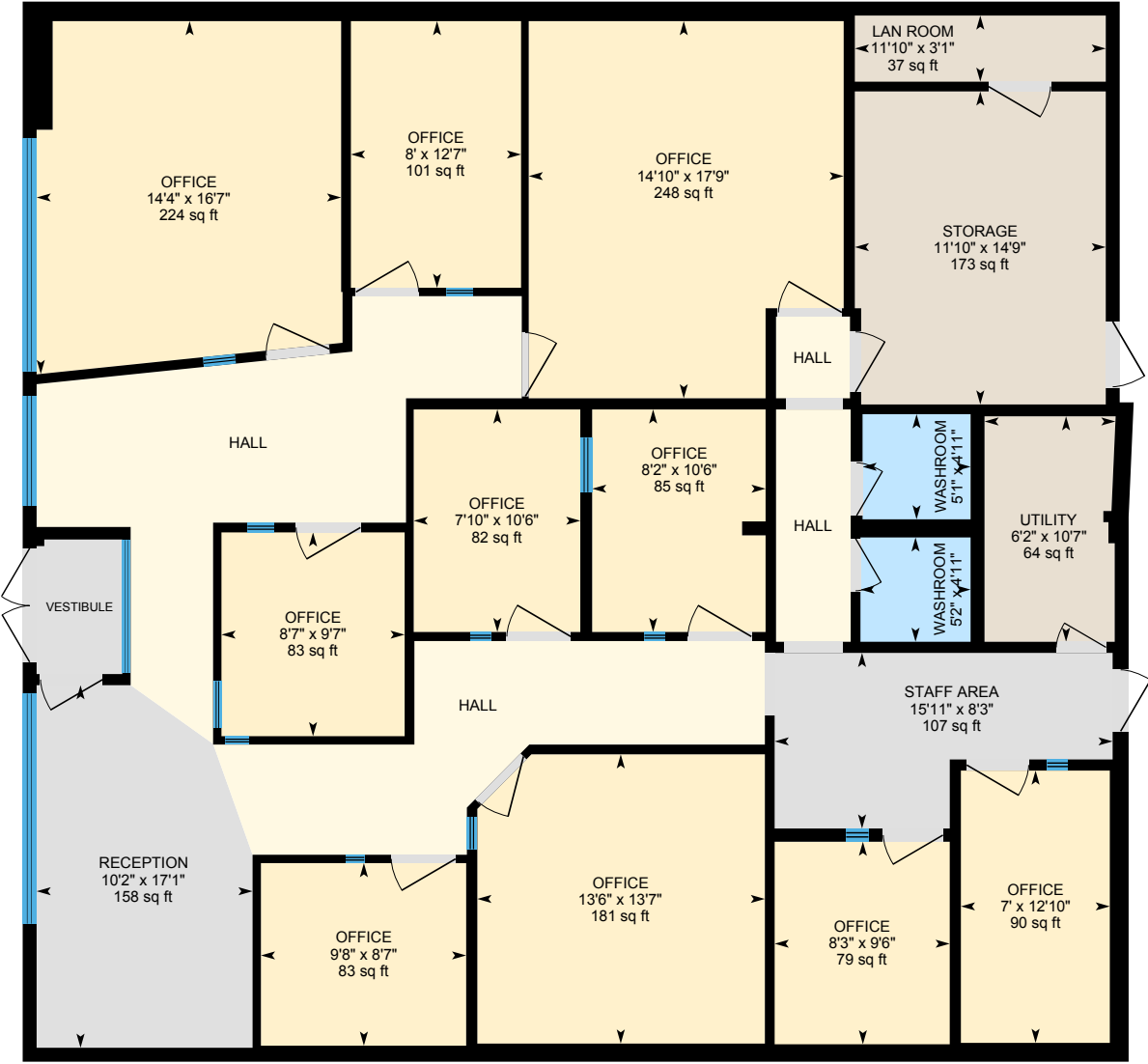
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9922 103 St, Morinville, AB

Main Floor Exterior Area 2565.25 sq ft
Interior Area 2433.01 sq ft



PREPARED: 2023/04/02



9922 103 St, Morinville, AB

Property Details

Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

- Lan Room: 3'1" x 11'10" | 37 sq ft
- Office: 17'9" x 14'10" | 248 sq ft
- Office: 12'7" x 8' | 101 sq ft
- Office: 9'7" x 8'7" | 83 sq ft
- Office: 10'6" x 7'10" | 82 sq ft
- Office: 16'7" x 14'4" | 224 sq ft
- Office: 8'7" x 9'8" | 83 sq ft
- Office: 13'7" x 13'6" | 181 sq ft
- Office: 10'6" x 8'2" | 85 sq ft
- Office: 9'6" x 8'3" | 79 sq ft
- Office: 12'10" x 7' | 90 sq ft
- Reception: 17'1" x 10'2" | 158 sq ft
- Staff Area: 8'3" x 15'11" | 107 sq ft
- Storage: 14'9" x 11'10" | 173 sq ft
- Utility: 10'7" x 6'2" | 64 sq ft
- Washroom: 4'11" x 5'2"
- Washroom: 4'11" x 5'1"

Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

Main Building

MAIN FLOOR

- Interior Area: 2433.01 sq ft
- Perimeter Wall Thickness: 7.9 in
- Exterior Area: 2565.25 sq ft

Total Above Grade Floor Area, Main Building

- Interior Area: 2433.01 sq ft
- Exterior Area: 2565.25 sq ft