



YPP COMMERCIAL
Keith Halabi



Investment Opportunity

Shopping Center - Morinville
9925 100 Street

REAL



\$2,780,000



Retail



Built 1979

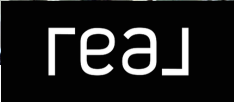
CONTACT US NOW!



780-983-1223



Edmonton /Surrounding Area



Invest in MORINVILLE

Excellent Morinville location with easy access to Edmonton and St. Albert. This asset features three reliable tenants and a significant value-add opportunity: 3,456 sq. ft. of prime space available September 2026. The former Scotiabank footprint is highly adaptable, making it a turnkey-ready option for childcare or healthcare services.

27+

Years Of Experience



YPP COMMERCIAL

Contact us for more info



780-983-1223

Property Details



Listing Details

Total Available Space : 8,917 SF
Asking Price : \$2,780,000
Vacant : No
Available Date : Now
Listing ID : 44655384



Property

Property Type : Retail
Sub Type : Strip Centre
Zoning : Commercial
Building Status : Existing
Building Size : 9,200 SF
Land Size : 0.52 Acres / 22,651 SF
Number of Buildings : 1
Floors : 1
Year Built : 1979
Occupancy Type : Multi-Tenant
Retail Space : 8,917 SF
Number of Tenants : 4



YPP COMMERCIAL

KEITH HALABI 780-983-1223

REALTOR



Keith Halabi REALTOR

TENANT	AREA (SQ.FT.)	NET RENT (PSF)	CAM (PSF)	MONTHLY NET	MONTHLY NET+CAM	ANNUALLY NET
1 Planet Liquor	2,755	\$20.00	\$5.50	\$4,592	\$5,854.38	\$55,104
2 Pharmasave	1,126	\$17.00	\$5.50	\$1,595	\$2,111.25	\$19,140
3 Domino's Pizza	1,580	\$22.00	\$4.00	\$2,897	\$3,423.33	\$34,764
4 Potential New Tenant	3,456	\$24.00	\$6.00	\$6,912	\$8,640	\$82,944
Monthly Total	8,917			\$15,996	\$20,028	\$191,952

LEASE TERMS & ESCALATION SCHEDULES

Planet Liquor

(EXP. Nov 30 2026) - ** Would like to sign new lease**:

- Current Status : \$21/Sq.ft

Pharmasave (Exp. Oct 31,2029)

- Current Status : Year 2 (\$17/sq.ft)
- Upcoming Escalation: Remains at \$17/Sq.ft until July 2026, then moves to \$19/Sq.ft

Domino's Pizza (EXP. Sep 30,2025)

- Current Status: Year 9 (\$22/Sq.ft)
- Upcoming Excalation: Final Term year begins October 1, 2024

Bank of Nova Scotia (EXP. Dec 31,2024)

- Current Status: Year 5 (\$21/Sq.ft)
- Note: Lease has been bought out, scotia bank will be out end of September 2026. Estimated are based on 24\$ PSF.



PONTENTIAL REVENUE SUMMARY

- Total leasable Area: 8,917 sq.ft
- \$191,952 Annually

Disclaimer:

Calculations are estimates based on independent research and reflect potential income. Expense estimates are drawn from publicly available market data. Actual figures may vary due to market conditions and other factors beyond. While I provide this information professionally, I cannot guarantee. Please consult your accountant or financial advisor to create your own projections. I am not liable for decisions made based on this information.



Aspen Health Services

Morinville Office

Provincial Building
10008 - 107 Street
Morinville, Alberta T8R 1L3

Telephone: (780) 939-3388
Community Care Fax: (780) 939-1216
Population Health Fax: (780) 939-7126
Website: <http://www.aspenrha.ab.ca>

July 5, 2000

Ryan Kaminski
Nichols Environmental (Canada) Ltd.
17331 - 107 Ave.,
Edmonton, AB.
T5S 1E5

Dear Mr. Kaminski:

**RE: File Search – Project No.: M0088-SPL
9925(27) – 100 Street, Morinville, AB.**

As you requested, a file search was conducted on the above noted property. At the time of the file search no records regarding matters of environmental concerns or public health issues were noted.

Do not hesitate to call should you have any further questions.

Sincerely,

Colin Charest, C.P.H.I.(C)
Public Health Inspector/Executive Officer
Health protection – Environmental Health Services

faxed to 484-5093



YPP COMMERCIAL

real

