

RETAIL SPACE FOR LEASE



100 ← BLOCK WEST

MORINVILLE

RETAIL SPACE IN ONE OF THE FASTEST GROWING COMMUNITIES IN CANADA

PRIME RETAIL SPACE IN COEUR DE MORINVILLE.

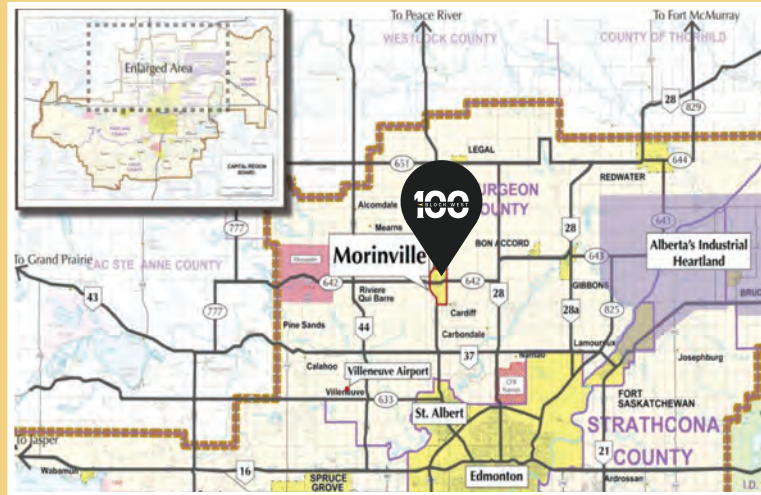
- Heavy Highway 642 (or Main street) traffic
- Great Parking Mix (On Street, On-Site and Free Public Parking Lot)
- Each bay faces North and South traffic
- Join Medical and Pharmacy Anchor Tenants
- Mixed use building with Mature Adult Community Above
- Geothermal Building – Lower Operating Costs





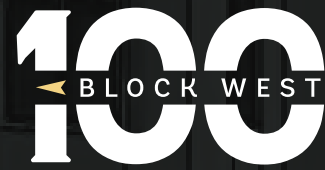
10,000 RESIDENTS STRONG & ONE OF THE FASTEST GROWING COMMUNITIES IN THE CAPITAL REGION.

- Main street location (highway 642) drives retail sales like no other location in Morinville
- Just off Major Highway Interchange
- National tenants on the Main strip include Shell, RBC, A&W and KFC
- Back on to future school site – Jr. High & High School
- Median age of Morinville is 32.8 or 4 years younger than Edmonton
- Average household income of \$114,512



Servicing a larger area including a farming community & smaller towns such as Legal, Bon Accord, Riviere Qui Barre, Cardiff & More

- Proximity to Alberta's Industrial Heartland & CFB Edmonton means strong stable labour force
- Proximity to St. Albert's major services continues to be a driver of Morinville's growth
- Champion Pets Foods – Distributes Pet Food Globally and acts as major local employer
- Situated along highway 2 – a Major corridor for Fort McMurray and Peace River Traffic



10507 - 100 AVENUE
MORNVILLE, ALBERTA

PRICING

- Market Pricing / SF
- Up to \$30.00 TIA
- \$8.00 Op Costs – Includes Utilities

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