

2,000 - 4,424 SF LEASE OPPORTUNITY

5,600 SF BUILT TO SUIT ALSO AVAILABLE



WESTWINDS MORINVILLE

9150 100 STREET, MORINVILLE, AB



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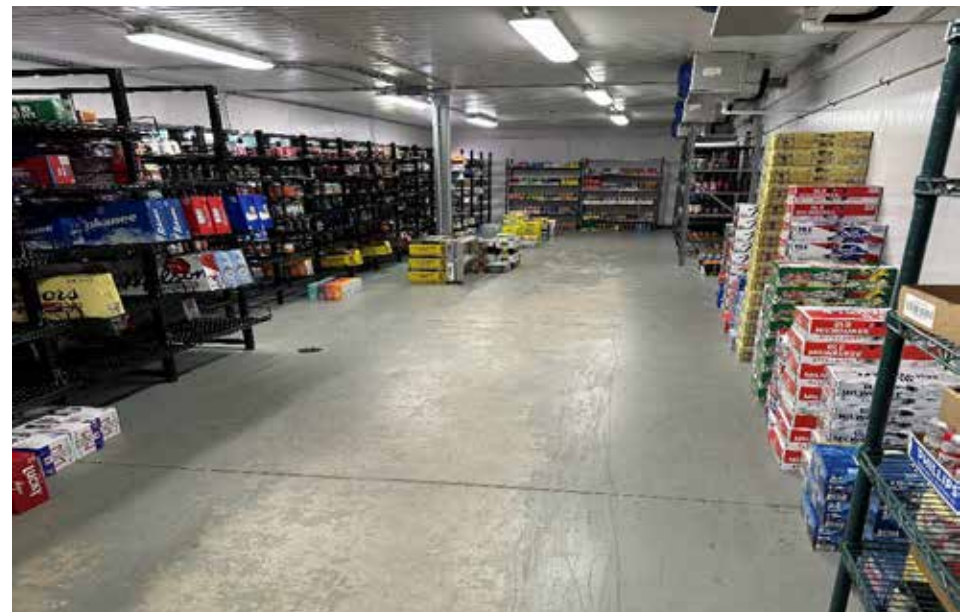
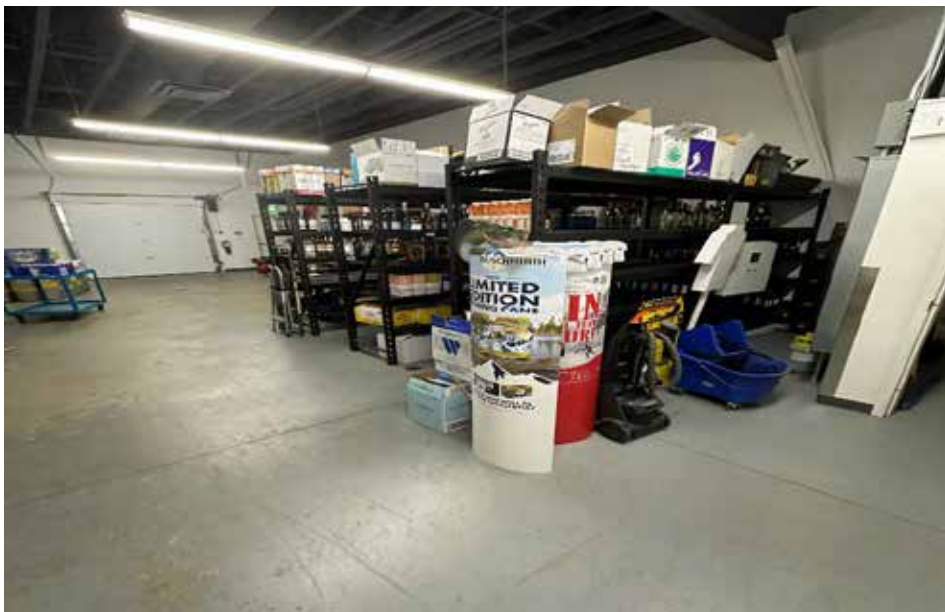
PROPERTY HIGHLIGHTS

Westwinds Morinville, located directly on 100 Street, offers exceptional visibility and access along one of the town’s busiest and most strategic corridors. With daily traffic volumes exceeding 9,000 vehicles - and projections nearing 19,000 by 2035 - the property is well positioned to capitalize on Morinville’s rapid growth and ongoing residential and commercial development in the area.

PROPERTY DETAILS			
Address:	9150 100 Street	Leaseable Area:	2,000 - 4,424 SF
Legal Description:	Plan 1722448, Block 1, Lot 5	Basic Rent:	\$27.00 per SF
Zoning:	C-2: General Commercial	Operating Cost:	\$10.00 per SF (2026 estimate)
Site Area:	3.73 Acres	Outdoor Play Area:	Up to ±12,000 SF
Year Built	2019/2020	Built to Suit:	±5,600 SF
Construction:	Wood Frame		

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LOCATION OVERVIEW

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FOR MORE INFORMATION, CONTACT:

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