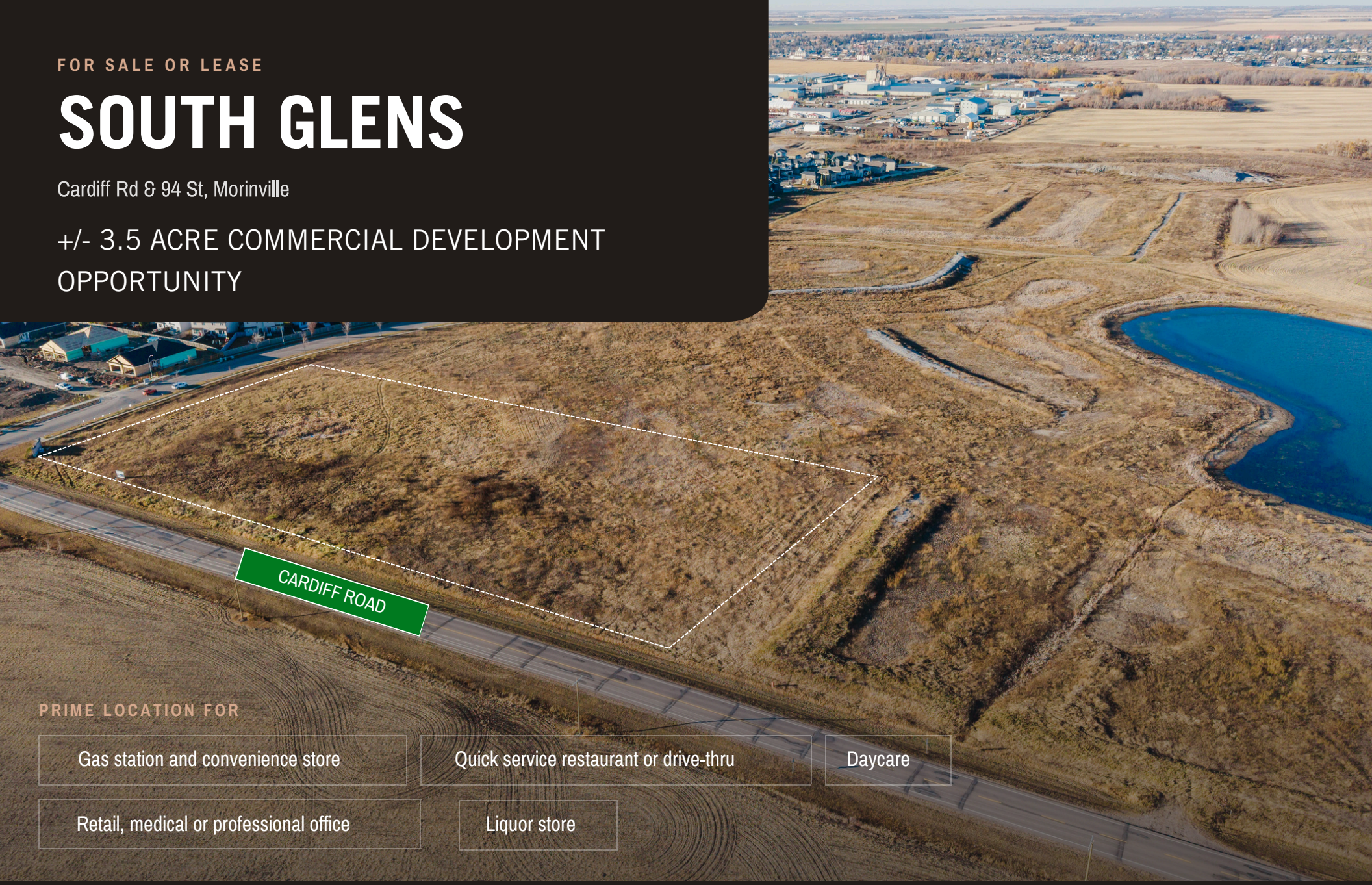
FOR SALE OR LEASE

SOUTH GLENS

Cardiff Rd & 94 St, Morinville

+/- 3.5 ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY



PRIME LOCATION FOR

- Gas station and convenience store
- Quick service restaurant or drive-thru
- Daycare
- Retail, medical or professional office
- Liquor store

LANDREX
#206 Summit Centre
200 Boudreau Road
St. Albert, AB T8N 6B9
landrex.com

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Solmaz Chiarello
780-265-4440
solmaz@landrex.com

Kyle Watkins
780-906-1401
kyle@landrex.com

SOUTH GLENS

COMMERCIAL OPPORTUNITY

A strategic commercial location serving South Glens and the broader Morinville market

Located along Cardiff Road at 94 Street, the site is positioned within South Glens' planned neighbourhood commercial node, offering the opportunity to serve the community's growing residential population as well as the broader Morinville and Sturgeon County market.



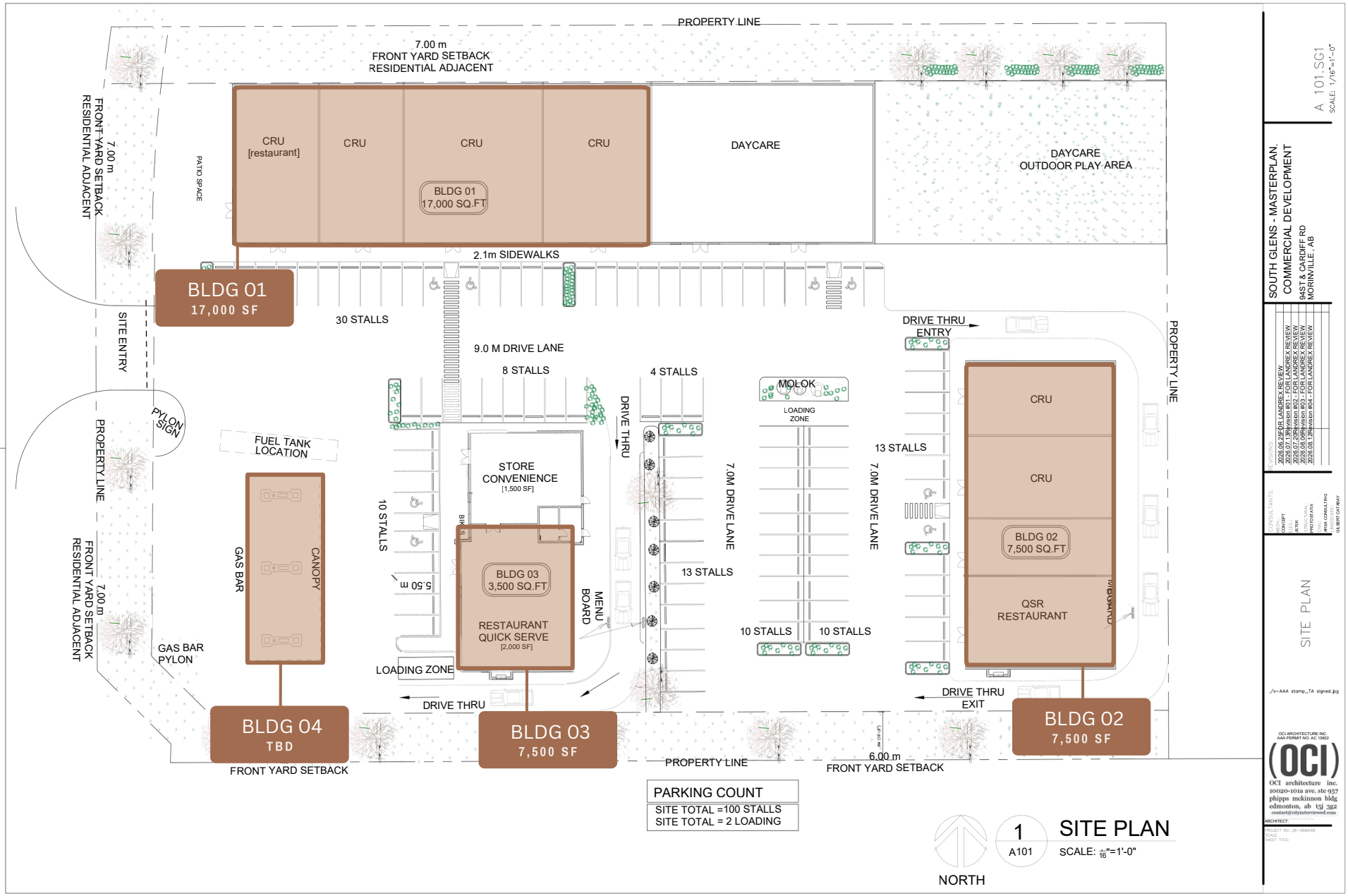
10,763
POPULATION

2.88%
5-YEAR POPULATION GROWTH

19,343
REGIONAL TRADE AREA POPULATION

8,270
VEHICLES PER DAY
CARDIFF ROAD

Sources: Government of Alberta, Alberta Regional Dashboard -Morinville Population (2025); Statistics Canada, 2021 Census Profile - Morinville, Alberta; Edmonton Metropolitan Region Growth Plan / Town of Morinville Growth Management documents.



TENTATIVE SITE PLAN

1. 17, 000 SF AVAILABLE
2. 7,500 SF AVAILABLE
3. 5,500 SF AVAILABLE
4. PERFECT FOR GAS STATION AVAILABLE

THE PROPERTY

SITE HIGHLIGHTS



PARCEL SIZE

+/- 3.5 ACRES

ZONING

C-3 Commercial Corridor

SERVICING

Serviced to property line


WESTWINDS
McDonald's
Shell
BP
DOLLARAMA
ST.KATERI ACADEMY
SHOPPERS DRUG MART
NOFRILLS
DQ
Q-NAILS
Tim Hortons
PETRO-CANADA
jiffy lube
100 ST
HWY 2
CARDIFF ROAD

AERIAL

GET IN TOUCH

Tell us what you have in mind for the site and we'll walk you through servicing, zoning and terms, whether you are looking to purchase or lease.

SOLMAZ CHIARELLO

780-265-4440

solmaz@landrex.com

KYLE WATKINS

780-906-1401

kyle@landrex.com

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