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5014 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grimshaw, Alberta



Listing ID:
28612


MLS ID:
A2163672

\$210,000



 **AMBER MARCOUX**
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 5014 54 Avenue , Grimshaw , Alberta T0H 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 297
Zoning Primary Commercial	Subdivision NONE	Building Type Mixed Use
Year Built 1989	Structure Type Retail	Property Type Commercial
Property Sub Type Mixed Use	Legal Plan 471EO	Building Area (Sq. Ft.) 2785.00
Building Area (Sq. M.) 258.73	Construction Type Brick	Roof Flat
Inclusions Custom Reception desk/counter	Restrictions None Known	Reports None

Flexible space for sale! This space is divided into two self contained units with a shared entrance. The larger space has been leased for one year beginning on May 1st, 2025 which will run for 1 year with an option to renew. The space is well set up with a large open store front a staff room with a half bathroom and two storage spaces at the back of the building which allows for a variety of uses. As an added bonus a portion of the space is leased to a hair shop, this tenant has leased the space for approx. 15 years and would like to stay. The salon space includes a reception area, operational space and a half bathroom. There are a few parking spaces behind the building with plenty of street parking in front. Check out the 360 tour now available in the media section. Floor plans are available in the photos section!

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