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5010 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grimshaw, Alberta



Listing ID:
31020


MLS ID:
A2232352

\$280,000



 **DIANNE LAVOIE**
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 5010 54 Avenue , Grimshaw , Alberta T0H 1W0

Transaction Type For Sale	Title Fee Simple	Days On Market 228
Zoning Primary Commercial C1	Subdivision NONE	Building Type Office Building,Street Level Storefront
Year Built 1986	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 8621216	Building Area (Sq. Ft.) 2886.00
Building Area (Sq. M.) 268.12	Lot Size (Sq. Ft.) 4806	Lot Size (Acres) 0.11
Parking 4	Construction Type Other	Roof Asphalt/Gravel
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Back Alley Access,Major Shopping Nearby,Paved Road
Inclusions all fixtures and furniture in building, in as is condition	Restrictions None Known	Reports None

Located in downtown Grimshaw just off Main Street, is this large ground level commercial space offered for sale or lease. Built in 1986, with 2886 square feet it was formerly a medical clinic for many years. There is a total of 12 offices, 8 with sinks, a large reception area along with waiting rooms, file rooms, and 3 washrooms. There are three forced air furnaces along with central air conditioning to keep you comfortable. This high exposure location directly across from the Co Op grocery store would allow for a multitude of business opportunities. Text or call to arrange a viewing.

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