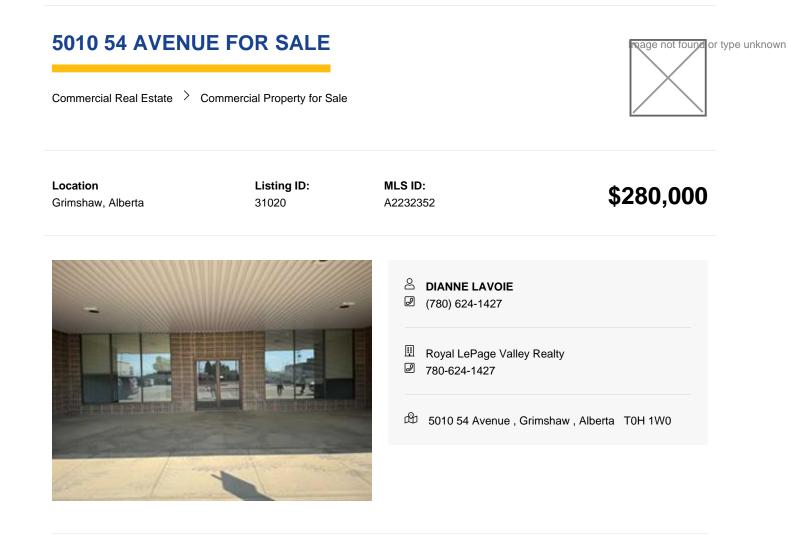


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Transaction Type For Sale

Zoning Primary Commercial C1

Year Built 1986

Property Sub Type Office

Building Area (Sq. M.) 268.12

Parking

4

Cooling Central Air

Inclusions

all fixtures and furniture in building, in as is condition

Title Fee Simple

Subdivision NONE

Structure Type Office

Legal Plan 8621216

Lot Size (Sq. Ft.) 4806

Construction Type Other

Heating Forced Air,Natural Gas

Restrictions None Known Days On Market

Building Type Office Building,Street Level Storefront

Property Type Commercial

Building Area (Sq. Ft.) 2886.00

Lot Size (Acres) 0.11

Roof Asphalt/Gravel

Access to Property Back Alley Access, Major Shopping Nearby, Paved Road

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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