

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 5014 54 AVENUE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grimshaw, Alberta



**Listing ID:**  
34808


**MLS ID:**  
A2300801

**\$240,000**



 **AMBER MARCOUX**  
 (780) 618-6110

 RE/MAX Northern Realty  
 780-624-3844

 5014 54 Avenue , Grimshaw , Alberta T0H 1W0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Zoning</b> Primary Commercial	<b>Subdivision</b> NONE	<b>Building Type</b> Mixed Use
<b>Year Built</b> 1989	<b>Structure Type</b> Retail	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 471EO	<b>Building Area (Sq. Ft.)</b> 2785.00
<b>Building Area (Sq. M.)</b> 258.73	<b>Construction Type</b> Brick	<b>Roof</b> Flat
<b>Inclusions</b> Custom reception desk/sales counter	<b>Restrictions</b> None Known	<b>Reports</b> None

Flexible space for sale! This space is divided into two self contained units with a shared entrance. The larger space current lease ends at the end of May 2026. 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. 16 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!

**Disclaimer** - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.