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## 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>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!

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