



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**5010 54 Avenue  
Grimshaw, Alberta**

**MLS # A2232352**



**\$280,000**

**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** Former "Grimshaw Medical Center"

**Bus. Name:** -

**Size:** 2,886 sq.ft.

**Zoning:** Primary Commercial C1

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt/Gravel

**Exterior:** Other

**Water:** -

**Sewer:** -

**Inclusions:** all fixtures and furniture in building, in as is condition

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 0.11 Acre

**Lot Feat:** -

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.