



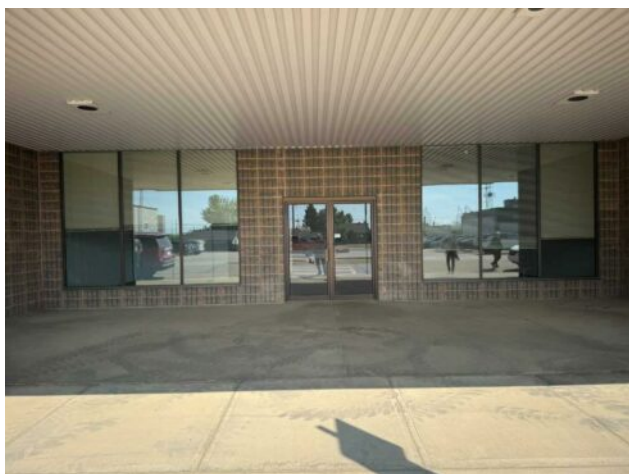
GRASSROOTS
REALTY GROUP

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.