



**GRASSROOTS**  
REALTY GROUP

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**5616 51**  
**Grimshaw, Alberta**

**MLS # A2275157**



**\$150,000**

<b>Division:</b>	NONE
<b>Type:</b>	Mixed Use
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,400 sq.ft.
<b>Zoning:</b>	Highway Commercial

**Heating:** Forced Air, Natural Gas

**Floors:** -

**Roof:** Asphalt Shingle

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** NA

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** -

**Lot Feat:** -

Excellent location with highway access and visibility this property is prime for your commercial and/or light industrial needs. Operating as a glass shop for many years it had presence and established market if you are inclined towards becoming your own boss in that field. It has many features, equipment and materials to become a northern glass shop once again. Other options will allow many uses of this property as you not only get an office area with reception but a 1800 sq ft warehouse/storage area and a mezzanine roughly 600 sq ft. There is a 2 piece bathroom on the main level and a 3 piece within the mezzanine. Plus on top of all this you have almost 1/2 acre of land, 200 amp service, main floor storage