



**GRASSROOTS**  
REALTY GROUP

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**5014 54 Avenue  
Grimshaw, Alberta**

**MLS # A2300801**



**\$240,000**

|                    |                    |
|--------------------|--------------------|
| <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>       | 2,785 sq.ft.       |
| <b>Zoning:</b>     | Primary Commercial |

|                    |                                     |                       |   |
|--------------------|-------------------------------------|-----------------------|---|
| <b>Heating:</b>    | -                                   | <b>Addl. Cost:</b>    | - |
| <b>Floors:</b>     | -                                   | <b>Based on Year:</b> | - |
| <b>Roof:</b>       | Flat                                | <b>Utilities:</b>     | - |
| <b>Exterior:</b>   | Brick                               | <b>Parking:</b>       | - |
| <b>Water:</b>      | -                                   | <b>Lot Size:</b>      | - |
| <b>Sewer:</b>      | -                                   | <b>Lot Feat:</b>      | - |
| <b>Inclusions:</b> | Custom reception desk/sales counter |                       |   |

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!