



**GRASSROOTS**  
REALTY GROUP

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**5705 49 Street  
Grimshaw, Alberta**

**MLS # A1127792**



**\$385,000**

<b>Division:</b>	NONE
<b>Type:</b>	Industrial
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	2,300 sq.ft.
<b>Zoning:</b>	M1 - Industrial

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.62 Acre
<b>Sewer:</b>	Public Sewer	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	-		

If you have been looking for a shop in Grimshaw this is a must see! This newer shop is in very good condition and measures ~2,300 square feet and features a drive through set up with 14 foot overhead doors on each side, in floor heat and a large floor drain. There is also a completed mezzanine perfect for use as an office, parts storage or a coffee room. The main level has an open shop area and also houses a 2 piece washroom with laundry hook ups. The mechanical room has been set up with future expansion in mind, featuring 2 boilers so you will never be without heat. This well graveled lot has room for additional parking and storage. Book an appointment to take a closer look or check out the 360 virtual tour now available in the media section.