



GRASSROOTS
REALTY GROUP

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**4705 55 Avenue
Grimshaw, Alberta**

MLS # A2124124



\$274,999

Division: NONE

Type: Industrial

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 2,160 sq.ft.

Zoning: R

Heating: Natural Gas, Radiant

Addl. Cost: -

Floors: -

Based on Year: -

Roof: Metal

Utilities: -

Exterior: Concrete, Metal Siding

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: na

The perfect shop for your business is now on the market and ready for your business. Currently operating as a plumbing and heating service company its a prime candidate for a business that operates in the trades such as its current use,, electricians, mechanics or possibly a trucking company. The building at 36 X 60 is well insulated with spray foam on the interior and comes with a concrete floor, 14 X 18 OHD, radiant tube heating and a 3/4 bathroom The sale of this property also includes 8 contiguous lots which offers a total area of 400 x 120 sq ft - well over an acre of property. Taxes are relatively inexpensive and there is main paved access off 55 Ave with a direct line to Hwy 2 or 2A plus for ease of use there is a back alley as well. If you are looking or thinking about looking for a location for your business this is a prime opportunity - the sign is up!! Call today!!