



GRASSROOTS
REALTY GROUP

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**5014 54 Avenue
Grimshaw, Alberta**

MLS # A2163672



\$210,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	2,785 sq.ft.
Zoning:	Primary Commercial

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Flat	Utilities:	-
Exterior:	Brick	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	Custom Reception desk/counter		

Flexible space for sale! This space is divided into two self contained units with a shared entrance. The larger space has been leased for one year beginning on May 1st, 2025 which will run for 1 year with an option to renew. 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. 15 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!