



**5010 54 Avenue  
Grimshaw, Alberta**

**MLS # A2232352**



**\$250,000**

<b>Division:</b>	NONE
<b>Type:</b>	Office
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	Former "Grimshaw Medical Center"
<b>Bus. Name:</b>	-
<b>Size:</b>	2,886 sq.ft.
<b>Zoning:</b>	Primary Commercial C1

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Utilities:</b>	-
<b>Exterior:</b>	Other	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	0.11 Acre
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-
<b>Inclusions:</b>	all fixtures and furniture in building, in as is condition		

Located in downtown Grimshaw just off Main Street, is this large ground level commercial space offered for sale or lease. Built in 1986, with 2886 square feet it was formerly a medical clinic for many years. There is a total of 12 offices, 8 with sinks, a large reception area along with waiting rooms, file rooms, and 3 washrooms. There are three forced air furnaces along with central air conditioning to keep you comfortable. This high exposure location directly across from the Co Op grocery store would allow for a multitude of business opportunities. Text or call to arrange a viewing.