

**5010 54 Avenue  
Grimshaw, Alberta**

**MLS # A2232376**

**\$2,666 per month**



**Division:** NONE

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Formally Grimshaw medical clinic

**Bus. Name:** -

**Size:** 2,886 sq.ft.

**Zoning:** -

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** as is

Located in downtown Grimshaw just off Main Street, is this large ground level commercial space offered for sale or lease. Built in 1986, 2886 sq. ft, 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 3 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. If you choose to lease the building, you will have to pay for the utilities and insurance. Text or call to arrange a viewing.