

# \$280,000 - 5010 54 Avenue, Grimshaw

MLS® #A2232352

**\$280,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.11 Acres

NONE, Grimshaw, Alberta

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.

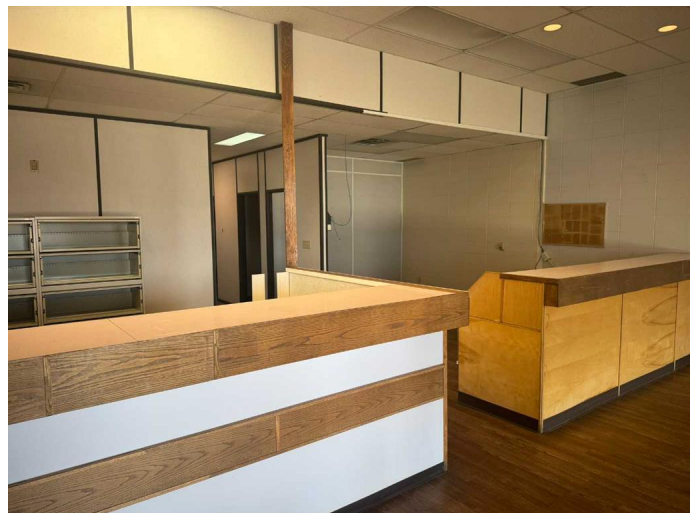
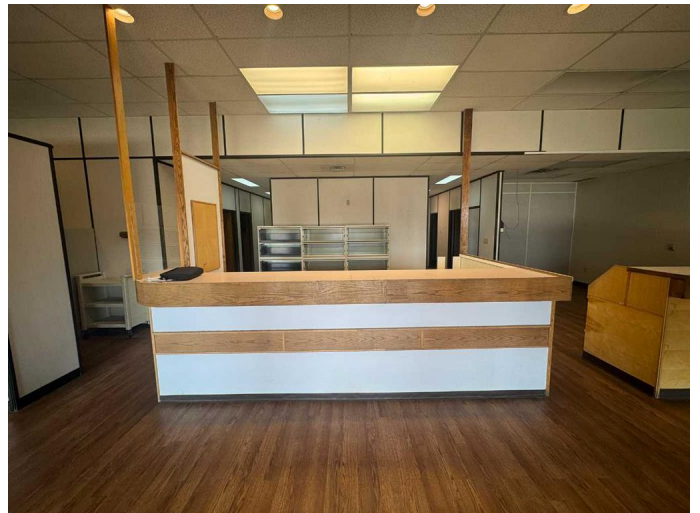
Built in 1986

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2232352   |
| Price      | \$280,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.11       |
| Year Built | 1986       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 5010 54 Avenue |
| Subdivision | NONE           |
| City        | Grimshaw       |



|             |                        |
|-------------|------------------------|
| County      | Peace No. 135, M.D. of |
| Province    | Alberta                |
| Postal Code | T0H 1W0                |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

### Interior

|         |                         |
|---------|-------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air             |

### Exterior

|              |                |
|--------------|----------------|
| Roof         | Asphalt/Gravel |
| Construction | Other          |

### Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | June 18th, 2025       |
| Days on Market | 140                   |
| Zoning         | Primary Commercial C1 |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Royal LePage Valley Realty |
|----------------|----------------------------|

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