

# \$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.

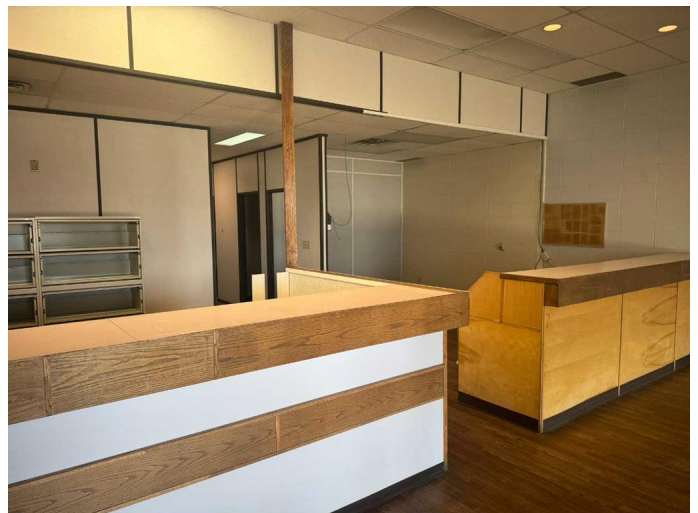
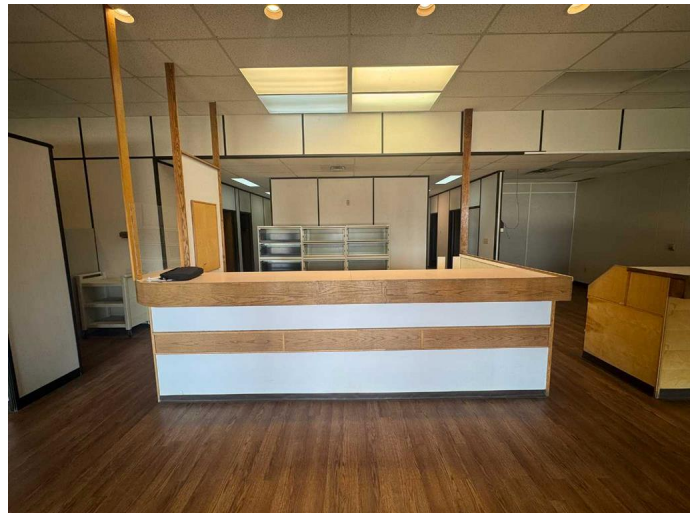
Built in 1986

## 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	24
Zoning	Primary Commercial C1

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.