

# \$274,999 - 4705 55 Avenue, Grimshaw

MLS® #A2124124

**\$274,999**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grimshaw, Alberta

The perfect shop for your business is now on the market and ready for your business. Currently operating as a plumbing and heating service company its a prime candidate for a business that operates in the trades such as its current use,, electricians, mechanics or possibly a trucking company. The building at 36 X 60 is well insulated with spray foam on the interior and comes with a concrete floor, 14 X 18 OHD, radiant tube heating and a 3/4 bathroom The sale of this property also includes 8 contiguous lots which offers a total area of 400 x 120 sq ft - well over an acre of property. Taxes are relatively inexpensive and there is main paved access off 55 Ave with a direct line to Hwy 2 or 2A plus for ease of use there is a back alley as well. If you are looking or thinking about looking for a location for your business this is a prime opportunity - the sign is up!! Call today!!

Built in 1979

## Essential Information

MLS® #	A2124124
Price	\$274,999
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Commercial
Sub-Type	Industrial
Status	Active



**Community Information**

Address	4705 55 Avenue
Subdivision	NONE
City	Grimshaw
County	Peace No. 135, M.D. of
Province	Alberta
Postal Code	T0H 1W0

**Interior**

Heating	Natural Gas, Radiant
Cooling	None

**Exterior**

Roof	Metal
Construction	Concrete, Metal Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2024
Days on Market	471
Zoning	R

**Listing Details**

Listing Office	Century 21 Town and Country Realty
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