

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

MLS® #A2124124

**\$274,999**

0 Bedroom, 0.00 Bathroom, 2,160 sqft

Industrial on 0.00 Acres

N/A, 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!! (id:6289)

Built in 1979

## Essential Information

Listing #	A2124124
Price	\$274,999
Bathrooms	0.00
Square Footage	2,160
Acres	0.00
Year Built	1979
Type	Industrial



## Community Information

Address	4705 55 Avenue
Subdivision	N/A
City	Grimshaw
Province	Alberta
Postal Code	T0H1W0

## Interior

Heating	Natural gas Radiant heat
Cooling	None

## Exterior

Exterior	Concrete, Metal
Construction	Poured concrete
Foundation	Poured Concrete

## Listing Details

Listing Office	Century 21 Town and Country Realty
----------------	------------------------------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 15th, 2025 at 10:01am PDT