

## \$5,250,000 - 104 South Avenue, Spruce Grove

MLS® #E4344672

**\$5,250,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

None, Spruce Grove, AB

Great INVESTMENT property! Opportunity for owner occupied user. Located just blocks off of Highway 16A in Spruce Grove's Shep Industrial Park. This 3+/- acre property has two buildings with both office and shop space leased as well as gas station lease in place. The north building (219 ft x 80 ft plus 4500 +/- SF of additional 2nd floor space) has office/retail space on main and second floors with several bays of shop space at rear of the building. Shop space has a total of 10 overhead doors and a man door to access each unit as well. The south building (219 ft x 50 ft) has 11 overhead doors and a man door at front and rear of each bay. Lots of room for additional parking between the buildings. Overhead doors are 14 feet high. Tenants include retail, professional, personal services and industrial use. Zoned M1 - General Industrial.

Built in 1978

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4344672    |
| Price      | \$5,250,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1978        |
| Type       | Industrial  |



Status                      Active

**Community Information**

Address                    104 South Avenue  
Area                        Spruce Grove  
Subdivision               None  
City                        Spruce Grove  
County                    ALBERTA  
Province                  AB  
Postal Code               T7X 4G3

**Exterior**

Exterior                   Block, Wood Frame  
Construction             Block, Wood Frame

**Additional Information**

Date Listed               June 5th, 2023  
Days on Market          704  
Zoning                     Zone 91

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