

# \$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 673  
Zoning Zone 91

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Listing information last updated on April 8th, 2025 at 4:32am MDT