

## \$0 - 223 636 King Street, Spruce Grove

MLS® #E4337913

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Spruce Grove, AB

This second floor unit is ideal office and personal service space! This 1,037+/- square foot space is a rare find. Located at the intersection of Grove Drive and King Street, this property is easily accessible. Large windows allow for lots of natural light. Welcoming lobby has stair and elevator access to the second floor. Shared washroom available on second floor. Other tenants include restaurants, preschool, daycare, personal services, chiropractor, dentist, and dental hygienist. Permitted uses include: health services, personal services, professional and office service. Zoned C3 - Neighbourhood Retail and Service.

Built in 2008

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4337913 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2008     |
| Type       | Office   |
| Status     | Active   |

### Community Information

|         |                     |
|---------|---------------------|
| Address | 223 636 King Street |
| Area    | Spruce Grove        |



|             |              |
|-------------|--------------|
| Subdivision | None         |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4K5      |

### **Exterior**

|              |                     |
|--------------|---------------------|
| Exterior     | Block, Metal, Mixed |
| Construction | Block, Metal, Mixed |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2023 |
| Days on Market | 769              |
| Zoning         | Zone 91          |

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Listing information last updated on June 3rd, 2025 at 9:02am MDT