

## \$5,500,000 - 104 South Av, Spruce Grove

MLS® #E4344672

**\$5,500,000**

Bedroom, Bathroom, 28,340 sqft  
Industrial on 2.94 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 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 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	\$5,500,000
Square Footage	28,340
Acres	2.94
Year Built	1978
Type	Industrial

### Community Information



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

## Exterior

Construction	Concrete Block, Wood Frame
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## Additional Information

Date Listed	June 5th, 2023
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Zoning	M1 - General Industrial
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Listing information last updated on May 8th, 2024 at 1:16pm MDT