Courtesy Of Victor Moroz Of Royal LePage Noralta Real Estate

$2,300,000 - 210 Mcleod Avenue, Spruce Grove

MLS® #E4441415

$2,300,000
0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

Located in the heart of Spruce Grove, this well maintained retail property offers a rare opportunity to acquire a fully leased investment property. The building consists of 10 units totaling 12,411 SqFt, with a diverse mix of long-standing tenants already in place. Situated just off Highway 16A, the site provides excellent visibility and accessibility, with front and rear parking for customers and staff. The property is zoned C1- City Centre Commercial, permitting a wide range of uses including professional offices, retail. personal services, and health services. This is a strong turnkey investment in a growing community with stable income potential.

Built in 1979

Essential Information

MLS® #	E4441415
Price	$2,300,000
Bathrooms	0.00
Acres	0.00
Year Built	1979
Type	Retail
Status	Active

Community Information

Address	210 Mcleod Avenue

Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2K5

Exterior

Exterior	Block, Steel Frame
Construction	Block, Steel Frame

Additional Information

Date Listed	June 9th, 2025
Days on Market	7
Zoning	Zone 91

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Listing information last updated on June 16th, 2025 at 12:47am MDT