

## \$310,000 - 120 4 Mcleod Ave, Spruce Grove

MLS® #E4447623

**\$310,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

West Grove, Spruce Grove, AB

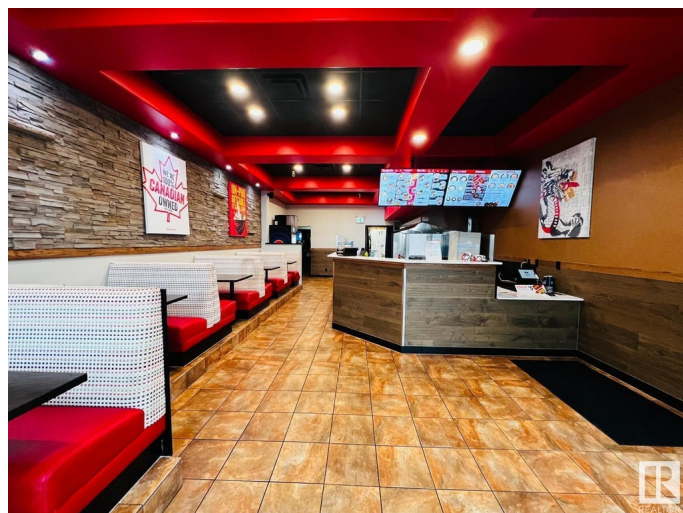
An incredible opportunity to own a well-established Wok Box franchise in the heart of Spruce Grove! Located at #120, 4 McLeod Ave in the high-traffic West Grove community, this turnkey business has been operating successfully for 12 years. Recently renovated and fully equipped, it sits in a bustling commercial plaza surrounded by major draws like Starbucks, RBC, Canadian Brewhouse, and Kal Tire—bringing steady foot traffic and strong local visibility. With immediate possession available, this is a perfect fit for entrepreneurs or investors looking to step into a thriving, branded food service operation with built-in clientele and franchise support.

### Essential Information

MLS® #	E4447623
Price	\$310,000
Bathrooms	0.00
Acres	0.00
Type	Business
Status	Active

### Community Information

Address	120 4 Mcleod Ave
Area	Spruce Grove



Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B8

### **Additional Information**

Date Listed	July 14th, 2025
Days on Market	51
Zoning	Zone 91

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Listing information last updated on September 3rd, 2025 at 3:02pm MDT