

\$0 - 104 South Avenue, Spruce Grove

MLS® #E4457830

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Shep Industrial Park (Spruce Grove), Spruce
Grove, AB

Spacious and versatile commercial bay in Building B of the South Avenue complex. With 1,900 sf, this unit provides an excellent opportunity for businesses requiring a larger footprint in a convenient Spruce Grove location. The open layout offers flexibility for a variety of uses, from service based operations to light industrial. Tenants benefit from ample on site parking for both staff and customers, direct access to South Avenue, and excellent connectivity tp major routes including Highway 16A. Positioned within a busy multi-tenant property, this unit combines, functionality, and visibility, making it an ideal choice for businesses ready to expand or establish a strong presence in the area.

Built in 1978

Essential Information

MLS® #	E4457830
Lease Rate	\$16
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Industrial
Status	Active

Community Information



Address	104 South Avenue
Area	Spruce Grove
Subdivision	Shep Industrial Park (Spruce Grove)
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3A3

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	September 15th, 2025
Days on Market	30
Zoning	Zone 91

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Listing information last updated on October 15th, 2025 at 3:02pm MDT