Courtesy Of Rohin Geis Of Royal LePage Noralta Real Estate

$0 - 2 104 South Avenue, Spruce Grove

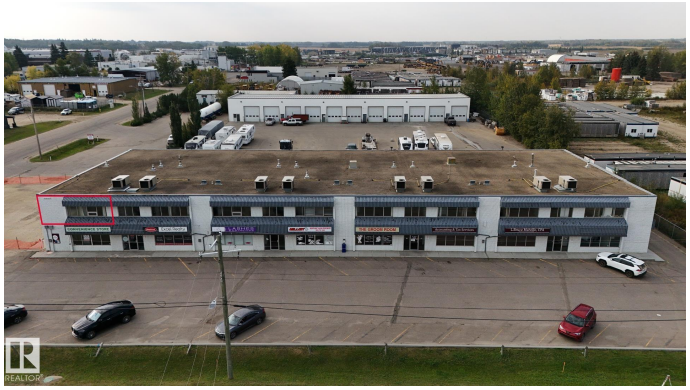
MLS® #E4457836

$0
0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

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

Affordable second floor office space in a well established South Avenue commercial complex. With 605 sf, this unit is ideal for small professional offices, startups, or service based businesses looking for a cost effective footprint. Situated above the one time convenience store, this unit provides a quieter, more private setting while still benefitting from the visibility and activity of the property. Tenants have access to ample on site parking, convenient entry points, and quick connections to major roadways including Highway 16A. A smart choice for those seeking a functional office in central Spruce Grove.

Built in 1978



Essential Information

MLS® #	E4457836
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Office
Status	Active

Community Information

Address	2 104 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	2
Zoning	Zone 91

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Listing information last updated on September 17th, 2025 at 6:02pm MDT