

# \$0 - 316 280 Pioneer Road, Spruce Grove

MLS® #E4434809

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Fenwyck, Spruce Grove, QC

Pioneer Place Shopping Centre presents a prime leasing opportunity with a 1200 sq ft space available. Boasting C3 zoning, this location is ideally suited for retail businesses, service providers, and a variety of commercial ventures aiming to cater to the surrounding neighborhood. In addition to the base rent, additional rent is estimated at \$13 per square foot. This is a fantastic opportunity to establish a new business or relocate an existing one within a thriving community, leveraging the high foot traffic and established reputation of Pioneer Place. Don't miss the chance to become a part of this growing area!



Built in 2021

## Essential Information

MLS® #	E4434809
Bathrooms	0.00
Acres	0.00
Year Built	2021
Type	Retail
Status	Active

## Community Information

Address	316 280 Pioneer Road
Area	Spruce Grove
Subdivision	Fenwyck

City	Spruce Grove
County	ALBERTA
Province	QC
Postal Code	J4Y 0K7

### Exterior

Exterior	Mixed
Construction	Mixed

### Additional Information

Date Listed	May 6th, 2025
Days on Market	5
Zoning	Zone 91

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Listing information last updated on May 11th, 2025 at 10:17am MDT