

# \$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   |
| 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 | 2                    |
| Zoning         | Zone 91              |

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Listing information last updated on September 17th, 2025 at 5:47pm MDT