

# \$0 - 5 104 South Avenue, Spruce Grove

MLS® #E4457860

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

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

Well located second floor commercial space offering 495+/- sf. Compact yet functional, this unit is ideal for small professional offices, service providers, or boutique retailers seeking space in a central Spruce Grove location. The property offers excellent visibility, ample on-site parking, and easy access to South Avenue and Highway 16A. As part of a busy multi tenant complex, Unit 5 benefits from activity and exposure generated by neighboring businesses, making it a practical choice for those looking to establish or grow their presence in the community.

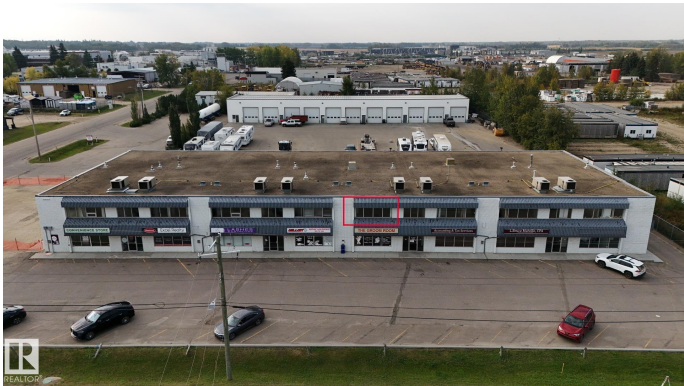
Built in 1978

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4457860 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1978     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 5 104 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 | 3                    |
| Zoning         | Zone 91              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 10:17pm MDT