

\$0 - 98 104 South Avenue, Spruce Grove

MLS® #E4457834

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

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

Functional warehouse bay located at the rear of Building A in the South Avenue complex, offering 1,574 sf. This unit is ideal for trades, contractors, or service based businesses in need of flexible space for operations or storage. The buildings industrial zoning allows for a wide range of uses, while rear placement provides convenience for deliveries and day to day operations. Tenants benefit from on-site parking, straightforward access to major transportation routes including Highway 16A, and the advantage of being part of a busy multi-tenant commercial property. A practical cost effective option for businesses looking for a strong Spruce Grove location.



Built in 1978

Essential Information

MLS® #	E4457834
Lease Rate	\$17
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Industrial
Status	Active

Community Information

Address	98 104 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	21
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 October 6th, 2025 at 1:47am MDT