

\$0 - 4 104 South Ave Avenue, Spruce Grove

MLS® #E4457861

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

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

Compact and versatile second floor space in the established South Avenue commercial district. With 480 sf available, this unit is an affordable option for businesses needing a smaller footprint without sacrificing location or visibility. Ideal for boutique retail, personal services, or professional office use, Unit 4 provides convenient ground level access, on site parking, and excellent connectivity to Highway 16A and surrounding arterial roads. The multi-tenant building attracts steady traffic from a diverse mix of businesses, offering added exposure and networking opportunities. A great entry level space for businesses establishing themselves in Spruce Grove

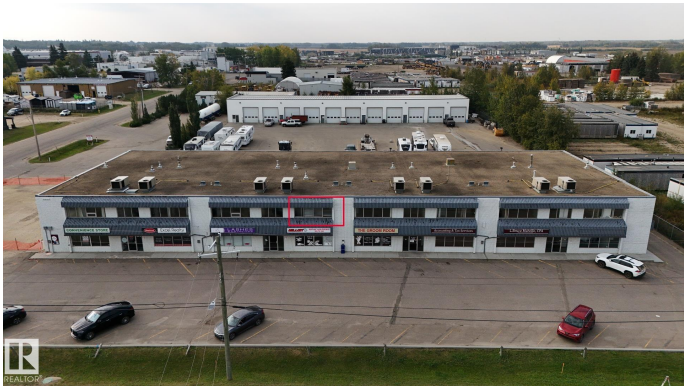
Built in 1978

Essential Information

MLS® #	E4457861
Lease Rate	\$29
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Office
Status	Active

Community Information

Address 4 104 South Ave 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

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Listing information last updated on October 6th, 2025 at 2:02am MDT