# \$0 - 101 115 First Avenue, Spruce Grove

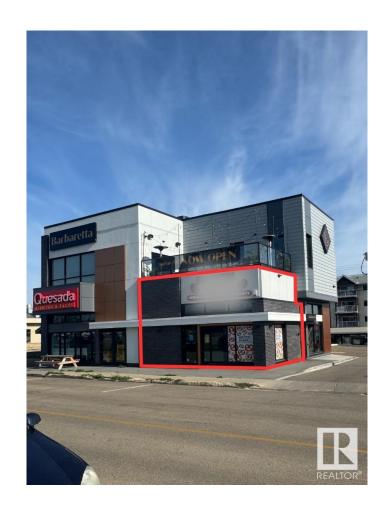
MLS® #E4448106

### \$0

0 Bedroom, 0.00 Bathroom, Retail on 0.00 Acres

City Centre, Spruce Grove, AB

High Visibility Commercial Space for Lease in Spruce Grove City Centre! Now available - a modern, energy efficient main floor commercial unit with immediate availability in one of Spruce Grove's most prominent newer buildings. Ideally located just off Highway 16A with exposure to over 26,000 vehicles per day, this built out 511 sq ft space was previously used as an upscale bakery/takeout business and is perfect for a variety of uses. Designed with flexibility in mind, the building features onsite parking, secure heated storage options, elevator access, and shared washroom facilities. Tenants benefit from close proximity to dense residential areas and excellent walkability to local amenities.



## Built in 2021

#### **Essential Information**

MLS® # E4448106

Bathrooms 0.00
Acres 0.00
Year Built 2021
Type Retail
Status Active

## **Community Information**

Address 101 115 First Avenue

Area Spruce Grove

Subdivision City Centre

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 2H4

**Exterior** 

Exterior Concrete, Steel Frame

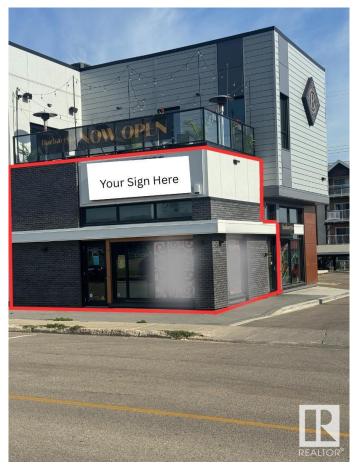
Construction Concrete, Steel Frame

**Additional Information** 

Date Listed July 14th, 2025

Days on Market 14

Zoning Zone 91



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Listing information last updated on July 28th, 2025 at 2:17pm MDT

