

# \$1,295,000 - 70 Oswald Drive, Spruce Grove

MLS® #E4458775

**\$1,295,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Investment Opportunity! This 6 - Unit, +/- 11,000Sf retail/industrial building has been recently completely renovated and brought up to code with new electrical panels, firewalls (throughout), aluminum capping on all windows and doors, 2 HVAC units, eavestroughs, interior and exterior doors, tin roof, 6000 BTU boiler & much more. With exposure to 11,000+ vehicles per day along a Golden Spike Rd and enough excess land to build an addition to the building, as well as a Cap Rate in the mid to low 9's this makes for a great property to add to an investment portfolio. This property is located in the heart of the Spruce Grove industrial area. Zoned M1 - General Industrial

Built in 1978

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4458775    |
| Price      | \$1,295,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1978        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

Address                70 Oswald Drive



|             |                         |
|-------------|-------------------------|
| Area        | Spruce Grove            |
| Subdivision | Diamond Industrial Park |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 1E6                 |

### Exterior

|              |            |
|--------------|------------|
| Exterior     | Wood Frame |
| Construction | Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 27                   |
| 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 17th, 2025 at 3:02pm MDT