

# \$1,850,000 - 85 & 89 Diamond Avenue, Spruce Grove

MLS® #E4460054

**\$1,850,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Prime industrial property in Spruce Grove—just off Hwy 16 & 16A! This 3.26-acre fully fenced site (2 lots: 85 & 89 Diamond Ave) offers exceptional utility with 13,100 sq ft of shop space, 9,248 sq ft of fabric Quonset huts with cement floors, plus a 1,120 sq ft double-wide office. Features include 3-phase power, a high-volume natural gas line, electric overhead doors, and ample yard space for heavy equipment or fleet storage. With excellent exposure and access, this property is ideal for trucking, warehousing, manufacturing, automotive, or industrial operations seeking a well-equipped base in a strategic location. Zoned M-1.

Built in 2006

## Essential Information

MLS® #	E4460054
Price	\$1,850,000
Bathrooms	0.00
Acres	0.00
Year Built	2006
Type	Industrial
Status	Active

## Community Information

Address 85 & 89 Diamond Avenue



Area	Spruce Grove
Subdivision	Diamond Industrial Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4C3

### Exterior

Exterior	Wood Frame, Mixed, See Remarks
Construction	Wood Frame, Mixed, See Remarks

### Additional Information

Date Listed	September 30th, 2025
Days on Market	15
Zoning	Zone 91

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Listing information last updated on October 15th, 2025 at 12:02pm MDT