\$0 - 90 104 South Avenue, Spruce Grove

MLS® #E4457838

\$0

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

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

A compact and efficient space in a well established commercial complex on South Avenue. At 602+/- sf this unit is perfectly suited for professional services, administration, or small scale operations looking for an affordable footprint. unit 90a offers value without compromising accessibility. The property is conveniently located just off Highway 16A, making it easy for both clients and staff to reach. Tenants benefit from ample shared parking, visibility within a mixed-use building, and proximity to other professional and service based businesses. A smart choice for businesses ready to establish themselves in a central Spruce Grove location.

Built in 1978

Essential Information

MLS® # E4457838

Lease Rate \$25

Bathrooms 0.00

Acres 0.00

Year Built 1978

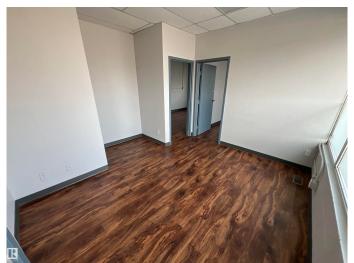
Type Office

Status Active

Community Information

Address 90 104 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 32

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 4:47am MDT