

\$479,900 - 108 301 Saskatchewan Avenue, Spruce Grove

MLS® #E4431776

\$479,900

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Spruce Grove Industrial, Spruce Grove, AB

Well Designed 2051 sq.ft Condo Bay; with 19' Ceiling Height (allowing mezzanine if required); finished front retail space, Office & Washroom. Rear Warehouse Bay offers floor drain, 12 x 10 overhead door & man door for access. General Industrial Zoning providing a variety of flexible business's within the complex. Located at the south east corner of Golden Spike Road and Saskatchewan Avenue in Spruce Grove, allows for easy commutes to Edmonton, Parkland County, Stony Plain Acheson, Nisku & Leduc. Zoned M1. Nait's Spruce Grove Campus for Crane & Hoisting Programs nearby. Condo fees \$660 per month Phase 3 Power; Over head Gas Furnace; LED lighting; and HVAC.

Built in 2010

Essential Information

| | |
|------------|------------|
| MLS® # | E4431776 |
| Price | \$479,900 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2010 |
| Type | Industrial |
| Status | Active |

Community Information



| | |
|-------------|-----------------------------|
| Address | 108 301 Saskatchewan Avenue |
| Area | Spruce Grove |
| Subdivision | Spruce Grove Industrial |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 3B5 |

Exterior

| | |
|--------------|--------------|
| Exterior | Block, Brick |
| Construction | Block, Brick |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 13 |
| Zoning | Zone 91 |

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Listing information last updated on April 30th, 2025 at 5:02am MDT