

\$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	26
Zoning	Zone 91

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Listing information last updated on October 16th, 2025 at 4:32am MDT