



Spruce Grove Alberta

\$18

Impressive 3,928 sq. ft. industrial property featuring a 683 sq. ft. office and reception area, ideally situated with quick access to major highways. Built in 2004, this light industrial building offers 3,575 sq. ft. of functional shop space—perfect for trucking, construction, manufacturing, or a variety of industrial uses. Set on a 1-acre lot, the property is completely fenced for added security (fee for land applies). The spacious 40 x 70 shop boasts a 22-foot ceiling, two oversized overhead doors (18 feet high by 16 feet wide), radiant heating, floor drains, and large windows that provide plenty of natural light—creating an efficient and comfortable workspace. The front office area is thoughtfully designed, featuring a welcoming reception space, two private offices, a convenient kitchenette, storage, and a washroom. Finished with durable black slate flooring and stylish window accents, the space is both practical and visually appealing. Additional features include a west-facing entrance with ample customer parking and a second washroom located within the shop area for added convenience.

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Listing Presented By:



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Century 21 Leading

<http://www.kerrypfannmuller.com/>



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