



## Spruce Grove Alberta

\$2,700

High Visibility Commercial Space for Lease in Spruce Grove City Centre! Now available - a modern, energy efficient main floor commercial unit with immediate availability in one of Spruce Groves most prominent newer buildings. Ideally located just off Highway 16A with exposure to over 26,000 vehicles per day, this built out 511 sq ft space was previously used as an upscale bakery/takeout business and is perfect for a variety of uses. Designed with flexibility in mind, the building features onsite parking, secure heated storage options, elevator access, and shared washroom facilities. Tenants benefit from close proximity to dense residential areas and excellent walkability to local amenities. Subject Space Width: 16Lease Operating Costs Included: Everything except for internet and proportionate power (id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

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



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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