



## Spruce Grove Alberta

\$535,000

Fantastic location for your business!! This condo bay is located just south of Highway 16A and features ample public & street parking at the front, and owner parking at the rear. Currently used as 2 independent bays, the back bay here includes a total of 1700 sqft, two-2pc baths, a 12x14 overhead door, main-floor storage & upper-level mezzanine, while the front bay features 1170 sqft of space, with an office & 2pc bath. Lease out both spaces as revenue-generating income, or take the wall down and use it as a full 2800 sqft space the choice here is yours. (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

<https://www.ianandchantel.com/>

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17-8103 127 Ave , Edmonton, AB,  
T5C 1R9

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