



**\*\*Property lines are approximate\*\***

## Spruce Grove Alberta

\$1,950,000

Located in the heart of Spruce Grove, this well maintained retail property offers a rare opportunity to acquire a fully leased investment property. The building consists of 9 units totaling 10,209 SqFt, with a diverse mix of long-standing tenants already in place. Situated just off Highway 16A, the site provides excellent visibility and accessibility, with front and rear parking for customers and staff. The property is zoned C1- City Centre Commercial, permitting a wide range of uses including professional offices, retail, personal services, and health services. This is a strong turnkey investment in a growing community with stable income potential. Subject Space Width: 59 (id:6769)

Listing Presented By:



Originally Listed by:  
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](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.