



Spruce Grove Alberta

\$34

Prime retail leasing opportunity coming to Spruce Groves rapidly expanding Ballpark District. This brand new 1,300 SF retail bay is located within the Pioneer Crossing Phase 2 development in the Ballpark District, offering excellent visibility and accessibility via HWY 16A. The development benefits from approximately 25,000+/- vehicles PPD and is situated next to the future Energy City Metro Ballpark, creating strong long term commercial demand. The building is designed with modern curb appeal and flexible bay configurations suitable for a variety of retail, service commercial, and professional uses, zoned C2 - Highway Commercial. Join a growing commercial node with established tenants including Tim Hortons, hair salon, nail salon, and liquor store. Possession available upon completion, estimated Fall 2026. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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

Ahmad Sai RE/MAX RIVER CITY 

RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

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