



## Spruce Grove Alberta

\$1,295,000

Investment Opportunity! This 6 - Unit, +/- 11,000Sf retail/industrial building has been recently completely renovated and brought up to code with new electrical panels, firewalls (throughout), aluminum capping on all windows and doors, 2 HVAC units, eavestroughs, interior and exterior doors, tin roof, 6000 BTU boiler & much more. With exposure to 11,000+ vehicles per day along a Golden Spike Rd and enough excess land to build an addition to the building, as well as a Cap Rate in the mid to low 9's this makes for a great property to add to an investment portfolio. This property is located in the heart of the Spruce Grove industrial area. Zoned M1 - General Industrial (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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