

**NO PHOTO AVAILABLE**

**For more photos &  
information, please  
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## Spruce Grove Alberta

\$1,850,000

Prime industrial property in Spruce Grove--just off Hwy 16 & 16A! This 3.26-acre fully fenced site (2 lots: 85 & 89 Diamond Ave) offers exceptional utility with 13,100 sq ft of shop space, 9,248 sq ft of fabric Quonset huts with cement floors, plus a 1,120 sq ft double-wide office. Features include 3-phase power, a high-volume natural gas line, electric overhead doors, and ample yard space for heavy equipment or fleet storage. With excellent exposure and access, this property is ideal for trucking, warehousing, manufacturing, automotive, or industrial operations seeking a well-equipped base in a strategic location. Zoned M-1. Other Property Types:

Industrial Site Influences: Fenced, Level Land, Visual Exposure, Highway Access, Municipal Services, See

Remarks Paragon Listing ID: E4460054 (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate

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



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