

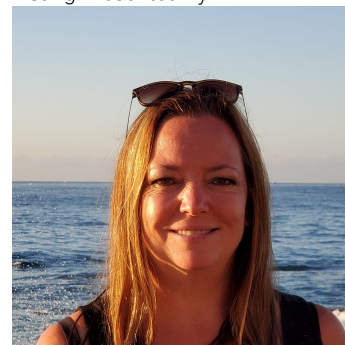


## Spruce Grove Alberta

\$34

Prime retail opportunity in the heart of Spruce Groves Ballpark District! Be part of the growing Pioneer Crossing development with this 1922+/- sq ft high-exposure retail space, ideally located at the busy intersection of Highway 16A and Pioneer Road. This rapidly expanding area is home to significant residential growth and is just minutes from Edmontons West end. Daily traffic volumes exceed 25,000 vehicles, offering excellent visibility and accessibility. Located next to the future Myshak Metro Ballpark and planned fieldhouse and outdoor amphitheater, this modern space presents the perfect opportunity to establish or expand your footprint in a high demand corridor. Zoned C2 - Highway Commercial, the building is designed for maximum flexibility and exposure. Already on site are a Tim Hortons, hair salon, nail salon, and liquor store. Join an exciting new development and secure your space in one of Spruce Groves most anticipated commercial hubsSubject Space Width: 25 (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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



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