



## 104 SOUTH Avenue Spruce Grove AB

\$5,500,000

Great INVESTMENT property! Opportunity for owner occupied user. Located just blocks off of Highway 16A in Spruce Grove's Shep Industrial Park. This 3+/- acre property has two buildings with both office and shop space leased as well as gas station lease in place. The north building has office/retail space on main and second floors with several bays of shop space at rear of the building. Shop space has a total of 10 overhead doors and a man door to access each unit as well. The south building has 11 overhead doors and a man door at front and rear of each bay. Lots of room for additional parking between the buildings. Overhead doors are 14 feet high. Tenants include retail, professional, personal services and industrial use. Zoned M1 - General Industrial.

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

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