



115 First Avenue 109 Spruce Grove AB

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NEW ENERGY EFFICIENT BUILDING! Lease 1,324+/- square feet of main floor space in one of Spruce Grove's newest buildings. Ready to be built out, this unit can be designed to meet your needs! This building has optimum exposure along Highway 16A which sees an estimated 26,840 vehicles/day. Onsite parking with additional street parking available. Additional secure heated storage available for lease in basement with elevator access. Prime location for pedestrians from McLeod Avenue as well as surrounding residential neighbourhoods and commercial areas. Shared washroom available. The Landlord will consider tenant improvements. Permitted uses include personal services, professional/office service, retail sales. Zoned C1 - City Centre Commercial.

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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