



## 308 WESTGROVE Drive 18 Spruce Grove AB

\$535,000

Fantastic location for your business!! This condo bay is located just south of Highway 16A and features ample public & street parking at the front, and owner parking at the rear. Currently used as 2 independent bays, the back bay here includes a total of 1700 sqft, two-2pc baths, a 12'x14' overhead door, main-floor storage & upper-level mezzanine, while the front bay features 1170 sqft of space, with an office & 2pc bath. Lease out both spaces as revenue-generating income, or take the wall down and use it as a full 2800 sqft space - the choice here is yours.

Listing Presented By:



Originally Listed by:  
RE/MAX PREFERRED CHOICE

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