



# Spruce Grove Alberta

\$20

Excellent opportunity for a convenience store or retail concept in a highly visible mixed-use commercial building at 104 South Avenue, Spruce Grove. This ground floor space offers 1,287+/- sf with strong exposure to both local traffic and nearby Highway 16A. The unit is situated in a busy complex with a diverse tenant mix, including retail, office, and service businesses, which helps generate consistent foot traffic. Ample on-site parking is available for both staff and customers, with easy access to South Avenue and surrounding arterial routes. Ideal for retailers seeking an affordable and accessible location in the heart of Spruce Grove's industrial and commercial corridor. Subject Space Width: 25 Appointment Name: Rohin Geis Appointment Phone: 587-597-1553 Lease Operating Costs Included: TBD (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate



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