



## Spruce Grove Alberta

\$3,500

This 1.17 acre fully fenced industrial yard offers a practical and well located option for businesses requiring secure outdoor storage or laydown space. Positioned along Railway Avenue in Spruce Groves established industrial area, the site provides convenient access to Golden Spike Road and Highway 16A. Zoned M1, the property accommodates a wide range of light industrial and storage related uses. The yard is level and open with perimeter fencing, making it suitable for equipment, vehicle, or materials storage. Surrounded by compatible industrial commercial operations, this location provides strong visibility and easy access while remaining close to major transportation routes. Property backs on to CN Railway (id:6769)

Listing Presented By:



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