



Spruce Grove Alberta

\$4,600,000

Exceptional industrial opportunity situated on 2.34 acres in Spruce Groves established industrial district. This modern 210,078 SF facility combines quality construction, functional design, and extensive yard space to accommodate a wide range of industrial operations. The professionally finished office area is complemented by a highly functional shop featuring six oversized drive-through overhead doors, crane infrastructure, wash bay with Hotsy system, in-floor heating, make-up air system, and concrete loading aprons. The fully fenced and secure site offers excellent circulation for large commercial vehicles and an exceptionally low site coverage ratio, providing outstanding flexibility for outdoor storage, equipment, and future operational expansion. Strategically positioned in one of Spruce Groves premier industrial areas, the property benefits from immediate access to Highway 16A via Century Road and excellent connectivity to Highway 16, providing efficient transportation throughout the Edmonton Metropolitan Region. M1 zoning provides exceptional flexibility for a wide range of industrial, commercial, automotive, office, service, wholesale, and equipment related businesses. A rare opportunity to acquire a well-appointed industrial facility offering modern improvements, exceptional functionality, and extensive yard space. Available for immediate possession (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.