



Spruce Grove Alberta

\$34

Prime retail leasing opportunity coming to Spruce Groves rapidly expanding Ballpark District. This brand new 1,300 SF retail bay is located within the Pioneer Crossing Phase 2 development in the Ballpark District, offering excellent visibility and accessibility via HWY 16A. The development benefits from approximately 25,000+/- vehicles PPD and is situated next to the future Energy City Metro Ballpark, creating strong long term commercial demand. The building is designed with modern curb appeal and flexible bay configurations suitable for a variety of retail, service commercial, and professional uses, zoned C2 - Highway Commercial. Join a growing commercial node with established tenants including Tim Hortons, hair salon, nail salon, and liquor store. Possession available upon completion, estimated Fall 2026. (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.