



Spruce Grove Alberta

\$18

5,345 SF of main floor retail available in a high-exposure McLeod Avenue location in the heart of Spruce Grove. This full-floor opportunity offers excellent street presence, pylon signage, and fascia signage. Perfect for a tenant looking to establish visibility in one of the city's primary commercial corridors. McLeod Avenue carries approximately 9,000 vehicles per day, with direct proximity to Highway 16A at 30,000+ VPD. The property sits directly north of Spruce Grove Safeway, surrounded by strong national and regional co-tenancy including Home Depot, Superstore, TD Bank, RBC, Kal Tire, and Canadian Brewhouse. Zoned C2 -- Vehicle Oriented Commercial. 20 surface parking stalls on site. Ideal for retail, personal service, food and beverage, or medical uses. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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