



\*\*Property lines are approximate\*\*

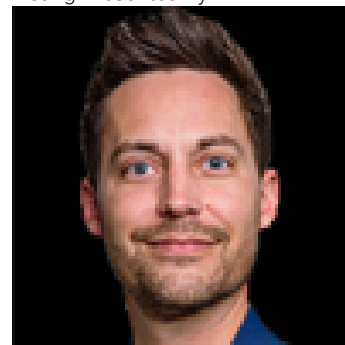
## Spruce Grove Alberta

\$2,300,000

Located in the heart of Spruce Grove, this well maintained retail property offers a rare opportunity to acquire a fully leased investment property. The building consists of 10 units totaling 12,411 SqFt, with a diverse mix of long-standing tenants already in place. Situated just off Highway 16A, the site provides excellent visibility and accessibility, with front and rear parking for customers and staff. The property is zoned C1- City Centre Commercial, permitting a wide range of uses including professional offices, retail, personal services, and health services. This is a strong turnkey investment in a growing community with stable income potential.

(id:6769)

Listing Presented By:



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