\$698,000 - 6 Mcleod Avenue, Spruce Grove

MLS® #E4325682

\$698,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

None, Spruce Grove, AB

Bare land ready for development! Great opportunity to build commercial building for end user or income generating on this 0.67+/acre parcel. Located along Spruce Grove's busy McLeod Avenue, a block off of Highway 16A. Easy access from both Highway 16 (via Jennifer Heil Way) & Highway 16A. McLeod Avenue sees an estimated 9,000 +/- vehicles pass per day allowing for great exposure while Highway 16A has an estimated vehicle count of 30,000+/- per day. Property is located across from multi-family residential complex. Nearby businesses include Home Depot, Superstore, TD Bank, Canadian Brewhouse, KalTire and RBC Bank. Permitted uses include: retail, professional/office, personal service, eating/drinking establishments. Zoned C2 - Vehicle Oriented Commercial.



MLS® # E4325682 Price \$698,000

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active

Community Information

Address 6 Mcleod Avenue







Area Spruce Grove

Subdivision None

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 4B8

Additional Information

Date Listed January 26th, 2023

Days on Market 1007

Zoning Zone 91

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Listing information last updated on October 29th, 2025 at 2:47am MDT