

\$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.

Essential Information

| | |
|-----------|-----------------|
| 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

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|----------------|--------------------|
| Date Listed | January 26th, 2023 |
| Days on Market | 890 |
| Zoning | Zone 91 |

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Listing information last updated on July 4th, 2025 at 7:02pm MDT