

## \$650,000 - 104 Mcleod Avenue, Spruce Grove

MLS® #E4428316

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

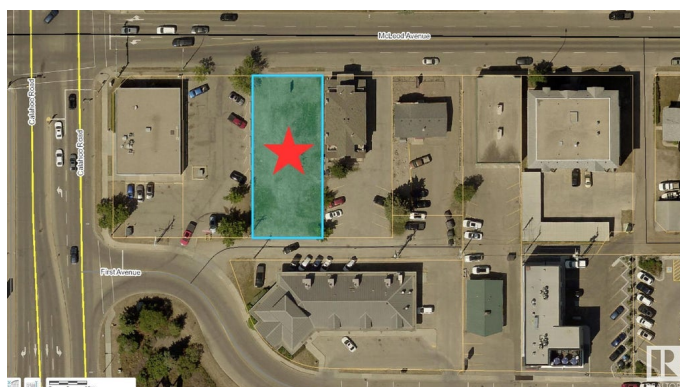
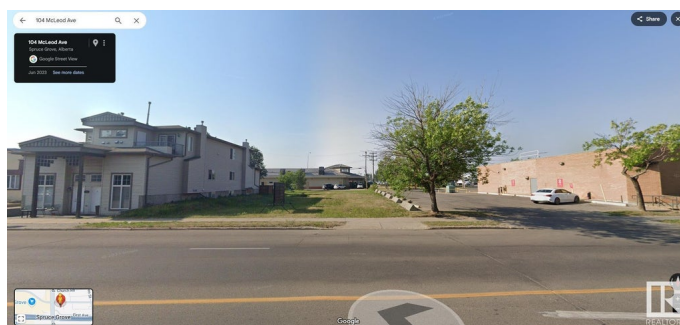
A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys. Priced at \$650,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day.

### Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | E4428316        |
| Price     | \$650,000       |
| Bathrooms | 0.00            |
| Acres     | 0.00            |
| Type      | Land Commercial |
| Status    | Active          |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 104 Mcleod Avenue |
| Area        | Spruce Grove      |
| Subdivision | City Centre       |
| City        | Spruce Grove      |



|             |         |
|-------------|---------|
| County      | ALBERTA |
| Province    | AB      |
| Postal Code | T7X 2H8 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 99               |
| Zoning         | Zone 91          |

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Listing information last updated on July 5th, 2025 at 3:47am MDT