

\$0 - 96 104 South Avenue, Spruce Grove

MLS® #E4457832

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Shep Industrial Park (Spruce Grove), Spruce
Grove, AB

Spacious bay at the rear of Building A in the South Avenue complex, offering 1,582 sf of versatile space. This unit is ideal for light industrial, service-based, or operations focused businesses needing a functional layout. Its rear location provides easy access for deliveries, storage and day to day operations, while still benefiting from the exposure and accessibility of South Avenue. Tenants enjoy on site parking, quick access to Highway 16A, and the advantage of being part of a busy mixed-use property with a diverse tenant base. A solid option for businesses seeking practical, flexible space in Spruce Groves industrial hub.



Built in 1978

Essential Information

MLS® #	E4457832
Lease Rate	\$17
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Industrial
Status	Active

Community Information

Address	96 104 South Avenue
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Area	Spruce Grove
Subdivision	Shep Industrial Park (Spruce Grove)
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3A3

Exterior

Exterior	Wood Frame
Construction	Wood Frame

Additional Information

Date Listed	September 15th, 2025
Days on Market	46
Zoning	Zone 91

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Listing information last updated on October 31st, 2025 at 2:17pm MDT