

\$0 - 104 104 South Avenue, Spruce Grove

MLS® #E4457839

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Excellent opportunity for a convenience store or retail concept in a highly visible mixed-use commercial building at 104 South Avenue, Spruce Grove. This ground floor space offers 1,287+/- sf with strong exposure to both local traffic and nearby Highway 16A. The unit is situated in a busy complex with a diverse tenant mix, including retail, office, and service businesses, which helps generate consistent foot traffic. Ample on-site parking is available for both staff and customers, with easy access to South Avenue and surrounding arterial routes. Ideal for retailers seeking an affordable and accessible location in the heart of Spruce Grove’s industrial and commercial corridor.

Built in 1978

Essential Information

MLS® #	E4457839
Lease Rate	\$18
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Retail
Status	Active

Community Information

Address	104 104 South Avenue
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Area	Spruce Grove
Subdivision	Diamond Industrial Park
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 2:32pm MDT