

## \$340,000 - 321 First Avenue, Spruce Grove

MLS® #E4421881

**\$340,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

Prime Commercial Property For Sale.  
High-Visibility Location in Spruce Grove  
Discover an exceptional commercial opportunity in the heart of Spruce Grove! This established retail space, currently homed to a flower shop, offers 1875+/- sf of retail space. Located just off of Highway 16A, this prime location ensures high traffic exposure and easy accessibility. Phase 1 Environmental report completed.

Built in 1960

### Essential Information

MLS® #	E4421881
Price	\$340,000
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Retail
Status	Active

### Community Information

Address	321 First Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB



Postal Code           T7X 3X7

**Exterior**

Exterior               Block, Wood Frame  
Construction       Block, Wood Frame

**Additional Information**

Date Listed           February 17th, 2025  
Days on Market      169  
Zoning                Zone 91

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