

\$365,000 - 120 4 Mcleod Ave, Spruce Grove

MLS® #E4447623

\$365,000

0 Bedroom, 0.00 Bathroom,
Business on 0.00 Acres

West Grove, Spruce Grove, AB

An incredible opportunity to own a well-established Wok Box franchise in the heart of Spruce Grove! Located at #120, 4 McLeod Ave in the high-traffic West Grove community, this turnkey business has been operating successfully for 12 years. Recently renovated and fully equipped, it sits in a bustling commercial plaza surrounded by major draws like Starbucks, RBC, Canadian Brewhouse, and Kal Tire—bringing steady foot traffic and strong local visibility. With immediate possession available, this is a perfect fit for entrepreneurs or investors looking to step into a thriving, branded food service operation with built-in clientele and franchise support.



Essential Information

MLS® #	E4447623
Price	\$365,000
Bathrooms	0.00
Acres	0.00
Type	Business
Status	Active

Community Information

Address	120 4 Mcleod Ave
Area	Spruce Grove

Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B8

Additional Information

Date Listed	July 14th, 2025
Days on Market	18
Zoning	Zone 91

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Listing information last updated on August 1st, 2025 at 4:17pm MDT