

## \$0 - 215 3 Ballpark Way, Spruce Grove

MLS® #E4449458

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Fenwyck, Spruce Grove, AB

Prime retail opportunity in the heart of Spruce Grove's Ballpark District! Be part of the growing Pioneer Crossing development with this 1922+/- sq ft high-exposure retail space, ideally located at the busy intersection of Highway 16A and Pioneer Road. This rapidly expanding area is home to significant residential growth and is just minutes from Edmonton's West end. Daily traffic volumes exceed 25,000 vehicles, offering excellent visibility and accessibility. Located next to the future Myshak Metro Ballpark and planned fieldhouse and outdoor amphitheater, this modern space presents the perfect opportunity to establish or expand your footprint in a high demand corridor. Zoned C2 - Highway Commercial, the building is designed for maximum flexibility and exposure. Already on site are a Tim Hortons, hair salon, nail salon, and liquor store. Join an exciting new development and secure your space in one of Spruce Grove's most anticipated commercial hubs

Built in 2023

### Essential Information

MLS® #	E4449458
Bathrooms	0.00
Acres	0.00



Year Built	2023
Type	Retail
Status	Active

### Community Information

Address	215 3 Ballpark Way
Area	Spruce Grove
Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3M1

### Exterior

Exterior	Wood Frame, Metal, Steel Frame
Construction	Wood Frame, Metal, Steel Frame

### Additional Information

Date Listed	July 24th, 2025
Days on Market	7
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 31st, 2025 at 3:17pm MDT