\$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

Lease Rate \$34 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 100

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 November 1st, 2025 at 4:32pm MDT