# \$0 - 90 104 South Avenue, Spruce Grove

MLS® #E4457838

### \$0

0 Bedroom, 0.00 Bathroom, Office on 0.00 Acres

Shep Industrial Park (Spruce Grove), Spruce Grove, AB

A compact and efficient space in a well established commercial complex on South Avenue. At 602+/- sf this unit is perfectly suited for professional services, administration, or small scale operations looking for an affordable footprint. unit 90a offers value without compromising accessibility. The property is conveniently located just off Highway 16A, making it easy for both clients and staff to reach. Tenants benefit from ample shared parking, visibility within a mixed-use building, and proximity to other professional and service based businesses. A smart choice for businesses ready to establish themselves in a central Spruce Grove location.

Built in 1978

#### **Essential Information**

MLS® # E4457838

Lease Rate \$25

Bathrooms 0.00

Acres 0.00

Year Built 1978

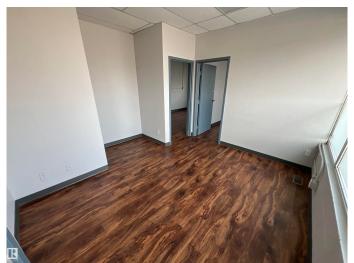
Type Office

Status Active

# **Community Information**

Address 90 104 South Avenue







Area Spruce Grove

Subdivision Shep Industrial Park (Spruce Grove)

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 47

Zoning Zone 91

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Listing information last updated on November 1st, 2025 at 6:02pm MDT