

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

MLS® #E4457839

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Excellent opportunity for a convenience store or retail concept in a highly visible mixed-use commercial building at 104 South Avenue, Spruce Grove. This ground floor space offers 1,287+/- sf with strong exposure to both local traffic and nearby Highway 16A. The unit is situated in a busy complex with a diverse tenant mix, including retail, office, and service businesses, which helps generate consistent foot traffic. Ample on-site parking is available for both staff and customers, with easy access to South Avenue and surrounding arterial routes. Ideal for retailers seeking an affordable and accessible location in the heart of Spruce Grove’s industrial and commercial corridor.

Built in 1978

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4457839 |
| Lease Rate | \$18     |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1978     |
| Type       | Retail   |
| Status     | Active   |

## Community Information

|         |                      |
|---------|----------------------|
| Address | 104 104 South Avenue |
|---------|----------------------|



|             |                         |
|-------------|-------------------------|
| Area        | Spruce Grove            |
| Subdivision | Diamond Industrial Park |
| 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