

# **\$479,900 - 108 301 Saskatchewan Avenue, Spruce Grove**

MLS® #E4431776

**\$479,900**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Spruce Grove Industrial, Spruce Grove, AB

Well Designed 2051 sq.ft Condo Bay; with 19' Ceiling Height ( allowing mezzanine if required); finished front retail space, Office & Washroom. Rear Warehouse Bay offers floor drain, 12 x 10 overhead door & man door for access. General Industrial Zoning providing a variety of flexible business's within the complex. Located at the south east corner of Golden Spike Road and Saskatchewan Avenue in Spruce Grove, allows for easy commutes to Edmonton, Parkland County, Stony Plain Acheson, Nisku & Leduc. Zoned M1. Nait's Spruce Grove Campus for Crane & Hoisting Programs nearby. Condo fees \$660 per month Phase 3 Power; Over head Gas Furnace; LED lighting; and HVAC.

Built in 2010

## **Essential Information**

MLS® #	E4431776
Price	\$479,900
Bathrooms	0.00
Acres	0.00
Year Built	2010
Type	Industrial
Status	Active

## **Community Information**



Address	108 301 Saskatchewan Avenue
Area	Spruce Grove
Subdivision	Spruce Grove Industrial
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3B5

### **Exterior**

Exterior	Block, Brick
Construction	Block, Brick

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	8
Zoning	Zone 91

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Listing information last updated on April 25th, 2025 at 8:32pm MDT