

\$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

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|----------------|-----------------|
| Date Listed | July 24th, 2025 |
| Days on Market | 48 |
| Zoning | Zone 91 |

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Listing information last updated on September 10th, 2025 at 6:47am MDT