

## **\$470,000 - # #106 301 Saskatchewan Av, Spruce Grove**

MLS® #E4342484

**\$470,000**

Bedroom, Bathroom, 3,750 sqft  
Industrial on 0.00 Acres

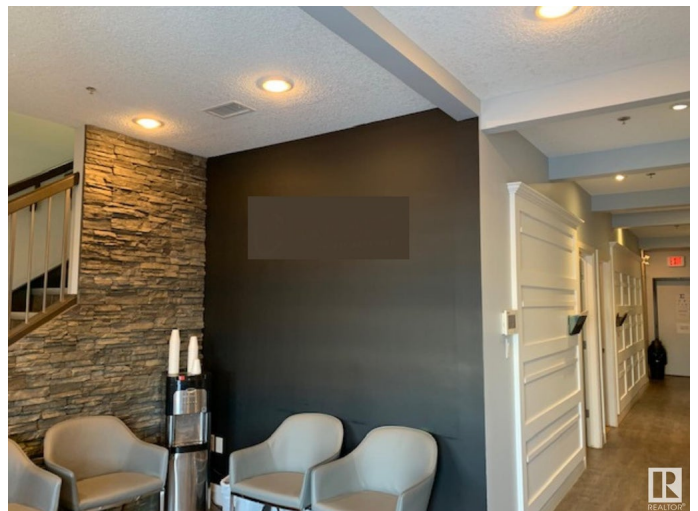
None, Spruce Grove, AB

OWN an income generating business condo!  
Unit is currently being leased, revenue opportunity. This 3,750+/- square foot bay (including 1,350+/- square foot mezzanine) is fully built out. Complete with 8 offices, 2 conference rooms, 2 washrooms, kitchen and warehouse. The main floor features waiting area, 4 offices, conference room, 2 piece washroom and server room. Staircases at front and rear of bay allow for easy access. The second floor consists of 4 offices, meeting room, large kitchen (stove, microwave, dishwasher, fridge), waiting area and 2 piece washroom. Finishes include carpeted and tiled floors, stacked stone feature wall and coffered ceilings on main floor. The heated warehouse has a 12'x10' overhead door with man door access. Great location at the southeast corner of Golden Spike Road and Saskatchewan Avenue, allows for easy commutes to Edmonton, Stony Plain, Acheson, Parkland County, Nisku & Leduc. Condo fees \$662+/-per month. Zoned M1 - General Industrial. Don't approach tenants.

Built in 2008

### **Essential Information**

MLS® #	E4342484
Price	\$470,000



Square Footage	3,750
Acres	0.00
Year Built	2008
Type	Industrial

### Community Information

Address	# #106 301 Saskatchewan Av
Area	Spruce Grove
Subdivision	None
City	Spruce Grove
Province	AB
Postal Code	T7X 3B5

### Exterior

Construction	Concrete Block, Brick/Masonry
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### Additional Information

Date Listed	May 25th, 2023
Zoning	M1-General Industrial

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Listing information last updated on May 5th, 2024 at 4:46am MDT