

## \$0 - 119 First Avenue, Spruce Grove

MLS® #E4438372

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

City Centre, Spruce Grove, AB

PRIME SPRUCE GROVE CITY CENTRE LOCATION WITH HIGHWAY 16A FRONTAGE. WELCOME TO UNIT #14, 119 FIRST AVENUE. THIS 1425 SQ FT END UNIT IS LOCATED IN AN UPSCALE AND MODERN BUILDING. THIS PROPERTY HAS A BRIGHT SOUTH FACING RECEPTION AREA, 5 TREATMENT ROOMS WITH SINKS, OFFICE, STAFFING AREA, 2 BATHROOMS, AND IS WALKING DISTANCE TO SPRUCE GROVE'S VIBRANT CITY CENTRE. THE PROPERTY HAS AMPLE VISITOR PARKING AND COMES WITH 2 ASSIGNED STAFF PARKING SPOTS. LEASING TERM IS 5+ YEARS.

Built in 2018

### Essential Information

MLS® #	E4438372
Bathrooms	0.00
Acres	0.00
Year Built	2018
Type	Office
Status	Active

### Community Information

Address	119 First Avenue
Area	Spruce Grove



Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 2H4

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	23
Zoning	Zone 91

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Listing information last updated on June 15th, 2025 at 9:17am MDT