

# \$0 - 98 104 South Avenue, Spruce Grove

MLS® #E4457834

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Shep Industrial Park (Spruce Grove), Spruce  
Grove, AB

Functional warehouse bay located at the rear of Building A in the South Avenue complex, offering 1,574 sf. This unit is ideal for trades, contractors, or service based businesses in need of flexible space for operations or storage. The buildings industrial zoning allows for a wide range of uses, while rear placement provides convenience for deliveries and day to day operations. Tenants benefit from on-site parking, straightforward access to major transportation routes including Highway 16A, and the advantage of being part of a busy multi-tenant commercial property. A practical cost effective option for businesses looking for a strong Spruce Grove location.



Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4457834   |
| Lease Rate | \$17       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 98 104 South Avenue |
|---------|---------------------|

|             |                                     |
|-------------|-------------------------------------|
| Area        | Spruce Grove                        |
| Subdivision | Shep Industrial Park (Spruce Grove) |
| 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 | 46                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 31st, 2025 at 8:47pm MDT