

\$0 - 6 104 South Avenue, Spruce Grove

MLS® #E4457859

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

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

Attractive second floor retail space in a high traffic complex, offering 976+/- sf. This unit is well situated for retail, specialty shops, or service based businesses seeking strong visibility and accessibility. The open layout makes it easy to adapt to a variety of uses, from displays to customer facing service areas. Located in a busy multi-tenant building with a strong mix of retail, office, and service businesses, tenants benefit from steady foot traffic, ample on site parking, and quick access to Highway 16A. A fantastic opportunity for retailers and service providers to establish themselves in a convenient Spruce Grove location.

Built in 1978

Essential Information

MLS® #	E4457859
Lease Rate	\$26
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Retail
Status	Active

Community Information

Address 6 104 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	47
Zoning	Zone 91

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Listing information last updated on November 1st, 2025 at 8:02pm MDT