

# \$0 - 4 104 South Ave Avenue, Spruce Grove

MLS® #E4457861

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

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

Compact and versatile second floor space in the established South Avenue commercial district. With 480 sf available, this unit is an affordable option for businesses needing a smaller footprint without sacrificing location or visibility. Ideal for boutique retail, personal services, or professional office use, Unit 4 provides convenient ground level access, on site parking, and excellent connectivity to Highway 16A and surrounding arterial roads. The multi-tenant building attracts steady traffic from a diverse mix of businesses, offering added exposure and networking opportunities. A great entry level space for businesses establishing themselves in Spruce Grove

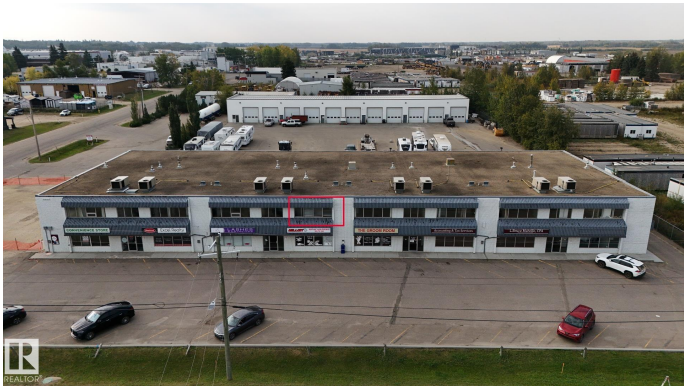
Built in 1978

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4457861 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1978     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|         |                        |
|---------|------------------------|
| Address | 4 104 South Ave 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 |
| Zoning      | Zone 91              |

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Listing information last updated on September 15th, 2025 at 8:02pm MDT