

\$650,000 - 104 Mcleod Avenue, Spruce Grove

MLS® #E4428316

\$650,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

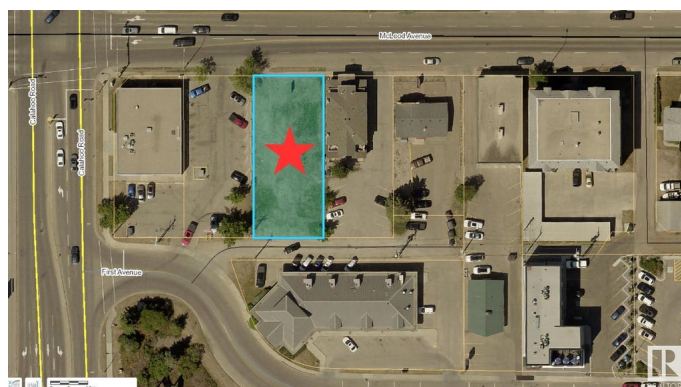
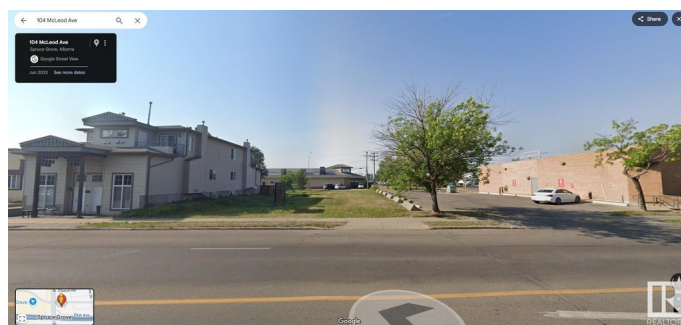
A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys. Priced at \$650,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day.

Essential Information

MLS® #	E4428316
Price	\$650,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address	104 Mcleod Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove



County	ALBERTA
Province	AB
Postal Code	T7X 2H8

Additional Information

Date Listed	March 28th, 2025
Days on Market	142
Zoning	Zone 91

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Listing information last updated on August 17th, 2025 at 4:17pm MDT