

# \$365,000 - 120 4 Mcleod Ave, Spruce Grove

MLS® #E4447623

**\$365,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

West Grove, Spruce Grove, AB

An incredible opportunity to own a well-established Wok Box franchise in the heart of Spruce Grove! Located at #120, 4 McLeod Ave in the high-traffic West Grove community, this turnkey business has been operating successfully for 12 years. Recently renovated and fully equipped, it sits in a bustling commercial plaza surrounded by major draws like Starbucks, RBC, Canadian Brewhouse, and Kal Tire—bringing steady foot traffic and strong local visibility. With immediate possession available, this is a perfect fit for entrepreneurs or investors looking to step into a thriving, branded food service operation with built-in clientele and franchise support.



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4447623  |
| Price     | \$365,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |
| Type      | Business  |
| Status    | Active    |

## Community Information

|         |                  |
|---------|------------------|
| Address | 120 4 Mcleod Ave |
| Area    | Spruce Grove     |

|             |              |
|-------------|--------------|
| Subdivision | West Grove   |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4B8      |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 34              |
| Zoning         | Zone 91         |

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Listing information last updated on August 17th, 2025 at 7:02am MDT