

\$0 - 5 104 South Avenue, Spruce Grove

MLS® #E4457860

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

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

Well located second floor commercial space offering 495+/- sf. Compact yet functional, this unit is ideal for small professional offices, service providers, or boutique retailers seeking space in a central Spruce Grove location. The property offers excellent visibility, ample on-site parking, and easy access to South Avenue and Highway 16A. As part of a busy multi tenant complex, Unit 5 benefits from activity and exposure generated by neighboring businesses, making it a practical choice for those looking to establish or grow their presence in the community.

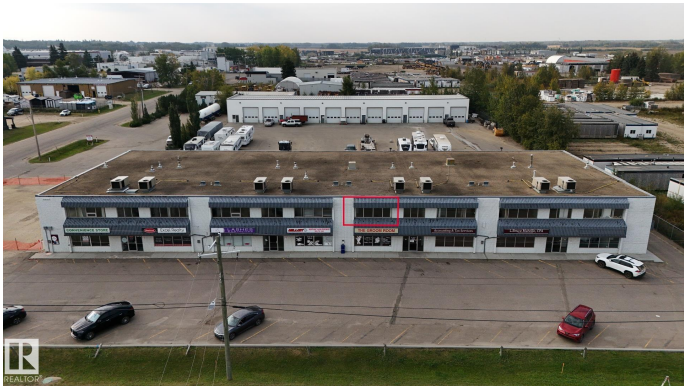
Built in 1978

Essential Information

MLS® #	E4457860
Lease Rate	\$28
Bathrooms	0.00
Acres	0.00
Year Built	1978
Type	Office
Status	Active

Community Information

Address	5 104 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	40
Zoning	Zone 91

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Listing information last updated on October 25th, 2025 at 12:32am MDT