

# \$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
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	1
Zoning	Zone 91

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Listing information last updated on September 16th, 2025 at 5:17pm MDT