# \$575,000 - 104 Mcleod Avenue, Spruce Grove

MLS® #E4428316

### \$575,000

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 \$575,000

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 217

Zoning Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 31st, 2025 at 11:02am MDT