

\$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 | 2 |
| 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 July 16th, 2025 at 8:17am MDT