

## \$2,350,000 - N/A, Spruce Grove

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MLS® #E4455918

**\$2,350,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

West Grove, Spruce Grove, AB

Located in central commercial district, free standing building. Retail on a main floor and offices upstairs. Based on step-up leases Cap rate as of today is 6.8%, next year 7.2% and year after at 7.4% .



Built in 1981

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4455918    |
| Price      | \$2,350,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1981        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

|             |              |
|-------------|--------------|
| Address     | N/A          |
| Area        | Spruce Grove |
| Subdivision | West Grove   |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T5X 2Z6      |

### Exterior

|          |       |
|----------|-------|
| Exterior | Block |
|----------|-------|

Construction           Block

**Additional Information**

Date Listed           September 2nd, 2025

Days on Market    13

Zoning               Zone 91

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Listing information last updated on September 15th, 2025 at 8:32am MDT