

# \$0 - 90 104 South Avenue, Spruce Grove

MLS® #E4457838

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

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

A compact and efficient space in a well established commercial complex on South Avenue. At 602+/- sf this unit is perfectly suited for professional services, administration, or small scale operations looking for an affordable footprint. unit 90a offers value without compromising accessibility. The property is conveniently located just off Highway 16A, making it easy for both clients and staff to reach. Tenants benefit from ample shared parking, visibility within a mixed-use building, and proximity to other professional and service based businesses. A smart choice for businesses ready to establish themselves in a central Spruce Grove location.

Built in 1978

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4457838 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1978     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 90 104 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 |
| Zoning      | Zone 91              |

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Listing information last updated on September 15th, 2025 at 3:02pm MDT