

# \$0 - 101 310 Commerce Rd N, Spruce Grove

MLS® #E4386682

**\$0**  
0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Spruce Grove Industrial, Spruce Grove, AB

Prime industrial/flex opportunity at commerce industrial park, located in the heart of Spruce Grove Industrial along busy Golden Spike Rd (11,000 vpd). 3000sf +/- of flex space with mezzanine build out available. Ample parking and large marshalling areas. Excellent visibility and exposure. Zoning allows for various office, retail and industrial uses. Zoned M1 - Industrial.

Built in 2024

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4386682   |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2024       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 101 310 Commerce Rd N   |
| Area        | Spruce Grove            |
| Subdivision | Spruce Grove Industrial |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 0G6                 |



**Exterior**

|              |                   |
|--------------|-------------------|
| Exterior     | Concrete, Tilt-Up |
| Construction | Concrete, Tilt-Up |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 10th, 2024 |
| Days on Market | 484            |
| Zoning         | Zone 91        |

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Listing information last updated on September 6th, 2025 at 12:17am MDT