

# \$0 - 96 104 South Avenue, Spruce Grove

MLS® #E4457832

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

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

Spacious bay at the rear of Building A in the South Avenue complex, offering 1,582 sf of versatile space. This unit is ideal for light industrial, service-based, or operations focused businesses needing a functional layout. Its rear location provides easy access for deliveries, storage and day to day operations, while still benefiting from the exposure and accessibility of South Avenue. Tenants enjoy on site parking, quick access to Highway 16A, and the advantage of being part of a busy mixed-use property with a diverse tenant base. A solid option for businesses seeking practical, flexible space in Spruce Groves industrial hub.



Built in 1978

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4457832   |
| Lease Rate | \$17       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 1978       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 96 104 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 |
| Days on Market | 22                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 7th, 2025 at 4:32pm MDT