

## \$2,300,000 - 210 Mcleod Avenue, Spruce Grove

MLS® #E4441415

**\$2,300,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

Located in the heart of Spruce Grove, this well maintained retail property offers a rare opportunity to acquire a fully leased investment property. The building consists of 10 units totaling 12,411 SqFt, with a diverse mix of long-standing tenants already in place. Situated just off Highway 16A, the site provides excellent visibility and accessibility, with front and rear parking for customers and staff. The property is zoned C1- City Centre Commercial, permitting a wide range of uses including professional offices, retail, personal services, and health services. This is a strong turnkey investment in a growing community with stable income potential.

Built in 1979

### Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4441415    |
| Price      | \$2,300,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1979        |
| Type       | Retail      |
| Status     | Active      |

### Community Information

Address 210 Mcleod Avenue



|             |              |
|-------------|--------------|
| Area        | Spruce Grove |
| Subdivision | City Centre  |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 2K5      |

### Exterior

|              |                    |
|--------------|--------------------|
| Exterior     | Block, Steel Frame |
| Construction | Block, Steel Frame |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 69             |
| Zoning         | Zone 91        |

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Listing information last updated on August 17th, 2025 at 1:32pm MDT