

\$0 - 368 Saskatchewan Avenue, Spruce Grove

MLS® #E4459067

\$0

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Spruce Grove Industrial, Spruce Grove, AB

18,700 sq.ft. high quality office/warehouse unit with yard area for Lease. Consists of 4,500 sq.ft. of fully developed office with balance of warehouse space. Ability to lease additional 2.14 acres of adjoining yard space. Bonus 4,500 sq.ft. of undeveloped mezzanine area included free of charge. Warehouse features include wash bay, LED lighting, four (4) automatic grade loading doors (two [2] oversized - 16' x 20'), make up air, air lines throughout, and heavy power. Yard is fully fenced and graveled with concrete aprons; Dedicated access point with security gate.

Built in 2015

Essential Information

MLS® #	E4459067
Lease Rate	\$16
Bathrooms	0.00
Acres	0.00
Year Built	2015
Type	Industrial
Status	Active

Community Information

Address	368 Saskatchewan Avenue
Area	Spruce Grove
Subdivision	Spruce Grove Industrial



City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G6

Exterior

Exterior	Other
Construction	Other

Additional Information

Date Listed	September 23rd, 2025
Days on Market	15
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 8th, 2025 at 12:02am MDT