

# \$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
Lease Rate	\$25
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
Days on Market	11
Zoning	Zone 91

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Listing information last updated on September 26th, 2025 at 9:02am MDT