

FOR SALE

\$479,900

PRIME INDUSTRIAL/RETAIL UNIT

#108, 301 Saskatchewan Avenue, Spruce Grove, Alberta

Property Highlights

Located at the southeast corner of Golden Spike Road and Saskatchewan Avenue, this property offers convenient access for commuting to Edmonton, Parkland County, Stony Plain, Acheson, Nisku, and Leduc. NAIT's Spruce Grove campus, which hosts the Crane and Hoisting Programs, is also nearby.

Strategic design of this Unit allows an easy re-design if require for individual business purpose.

The building features HVAC, LED Lighting, Overhead Gas Furnace, and a Secondary Power Panel.

Photos have been limited to protect the privacy of the seller.

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[Mortgage
Calculator](#)

Legal Address	Plan 1021269, Unit 8
Size	± 2,051 SF (26.10 x 78.6)
Zoning	MI - General Industrial
Power	3 Phase
Overhead Door	12 x 10 FT plus rear main door access
Ceiling Height	19 FT (room for mezzanine if required)
Warehouse	Open Area ± 1,080 SF Office area ± 83 SF Washroom
Building Design	Front Retail Area of ± 738 SF, Washroom & Utility Closet
Taxes	\$4,600 (2024)
Condo Fees	\$660 Includes 2x annual window washing, parking lot maintenance and lawn care.

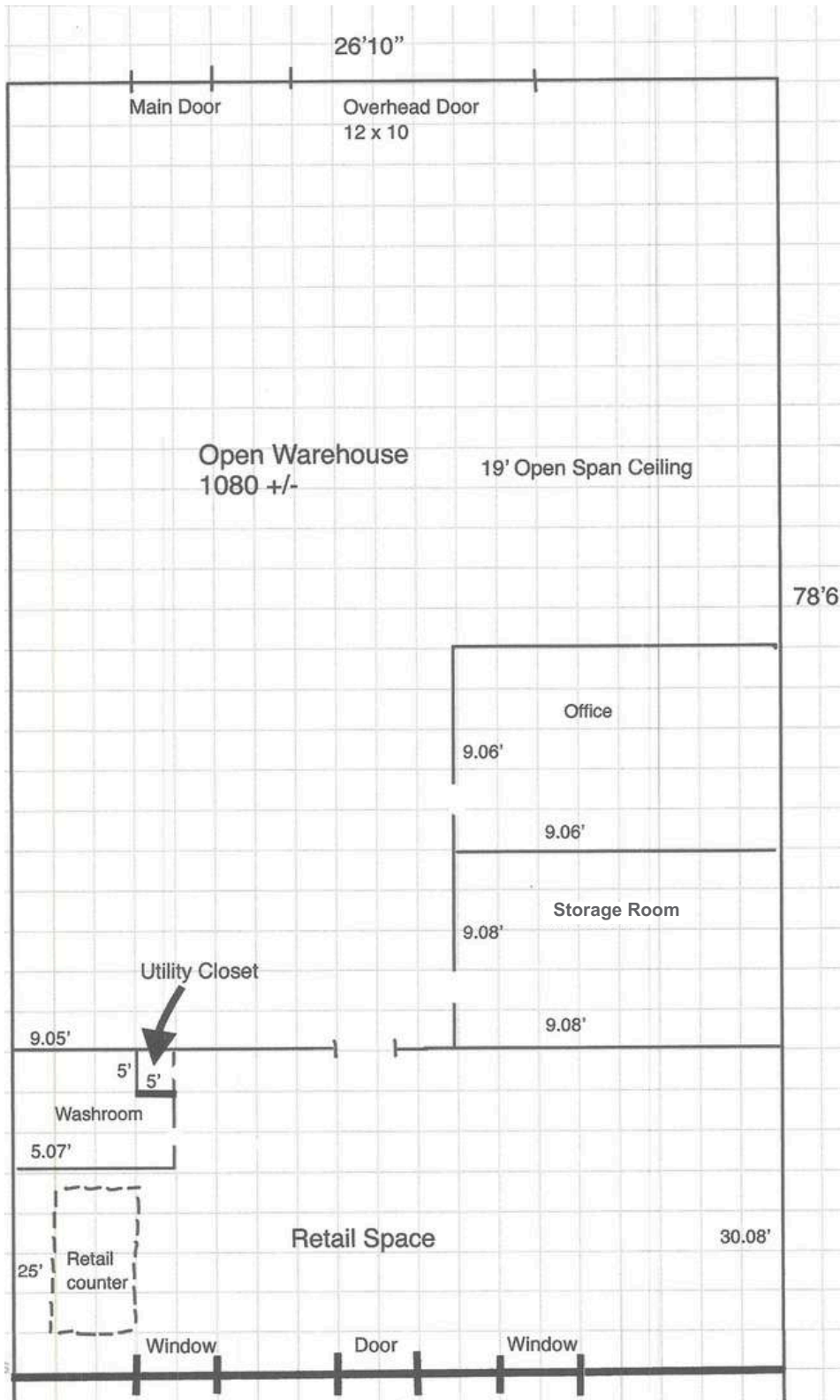


JUDITH RIMMER, Vice President

(780) 405.9333

jrimmer@commercialyeg.ca

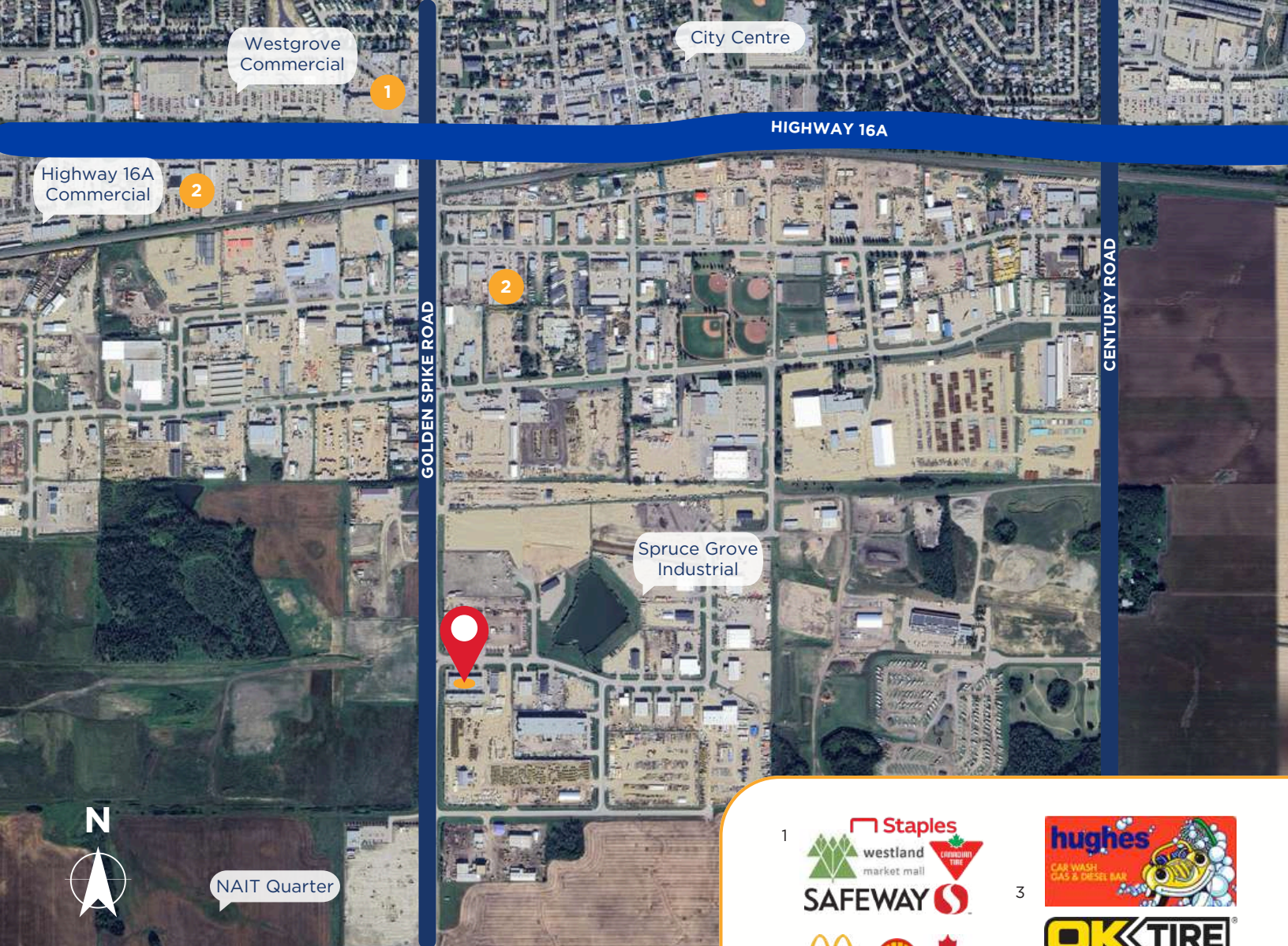
BUILDING INFORMATION



Permitted Uses:

- Animal Service Facilities, Major
- Automobile Sales, Rental, and Service Centre
- Car Washes
- Eating and Drinking Establishments
- Equipment Sales, Service, and Rentals
- Fleet Services
- Gas Bar
- General Industrial Use
- Greenhouse
- Professional and Office Services
- Public Utility Buildings
- Recycling Transfer Depots
- Repair Services
- Retail Sales, Industrial
- Wholesale Establishments





DEMOGRAPHICS

#108, 301 Saskatchewan Avenue, Spruce Grove, Alberta

Located just off bustling Saskatchewan Avenue in Spruce Grove, this unit is situated in a well-established, high-visibility area. Surrounded by residential neighborhoods, retail shops, and local services, this location enjoys consistent foot and vehicle traffic throughout the day.

With direct access from Saskatchewan Avenue, the property is easy to reach for both local residents and visitors, making it an ideal spot for a wide range of business opportunities.



POPULATION
42,513 (2024)
Spruce Grove

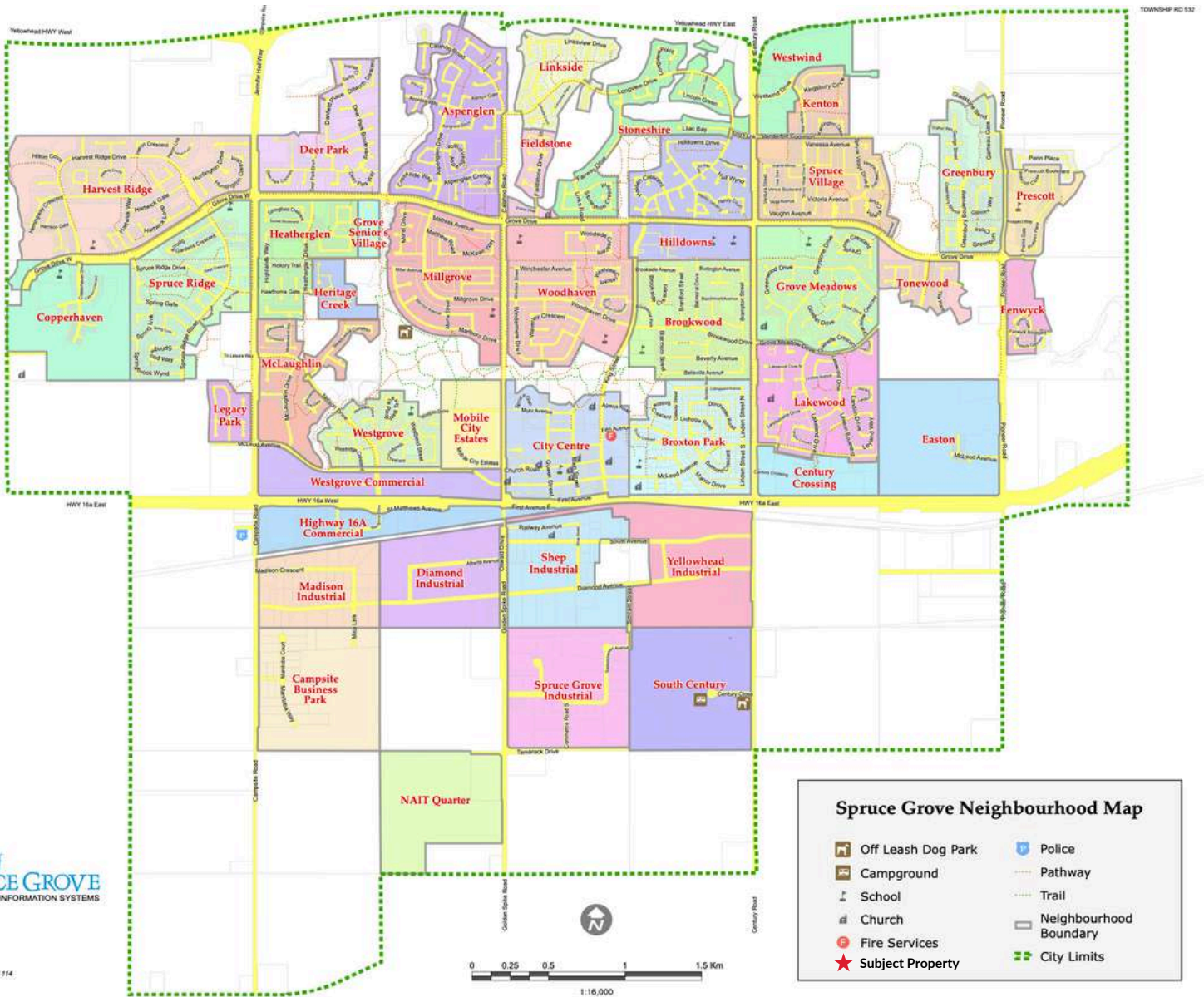


COMMUTE
95.5%
By Car



HOUSING
Owner: 56.1%
Renter: 43.9%

NEIGHBOURHOOD MAP



CONTACT:

JUDITH RIMMER

Vice President | Investments - Multifamily, Land, & Business Sales

(780) 405.9333

jrimmer@commercialveg.ca



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201, 5607 - 199 Street, Edmonton, AB T6M 0M8 | commercialveg.ca

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