

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.

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.

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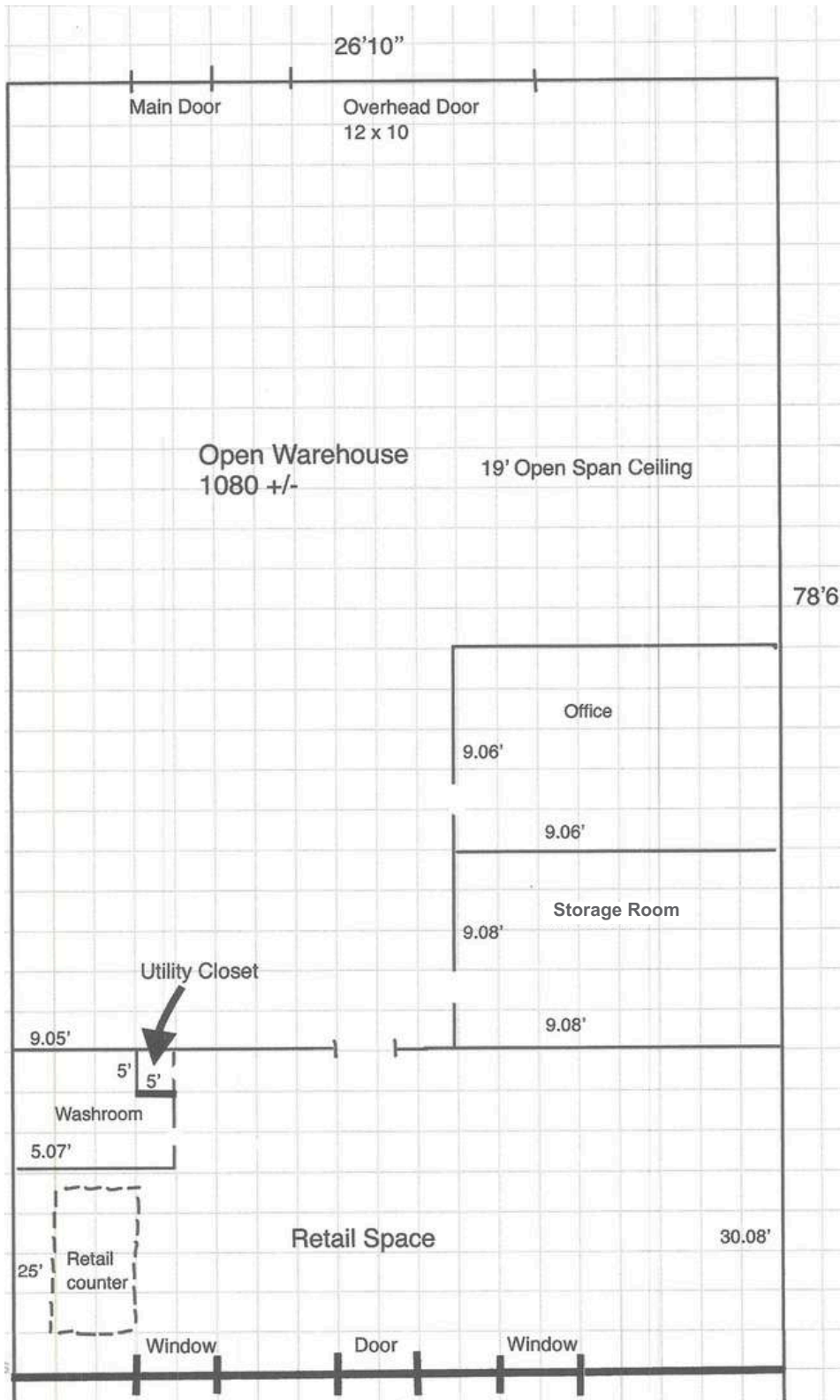
[View On Maps](#)

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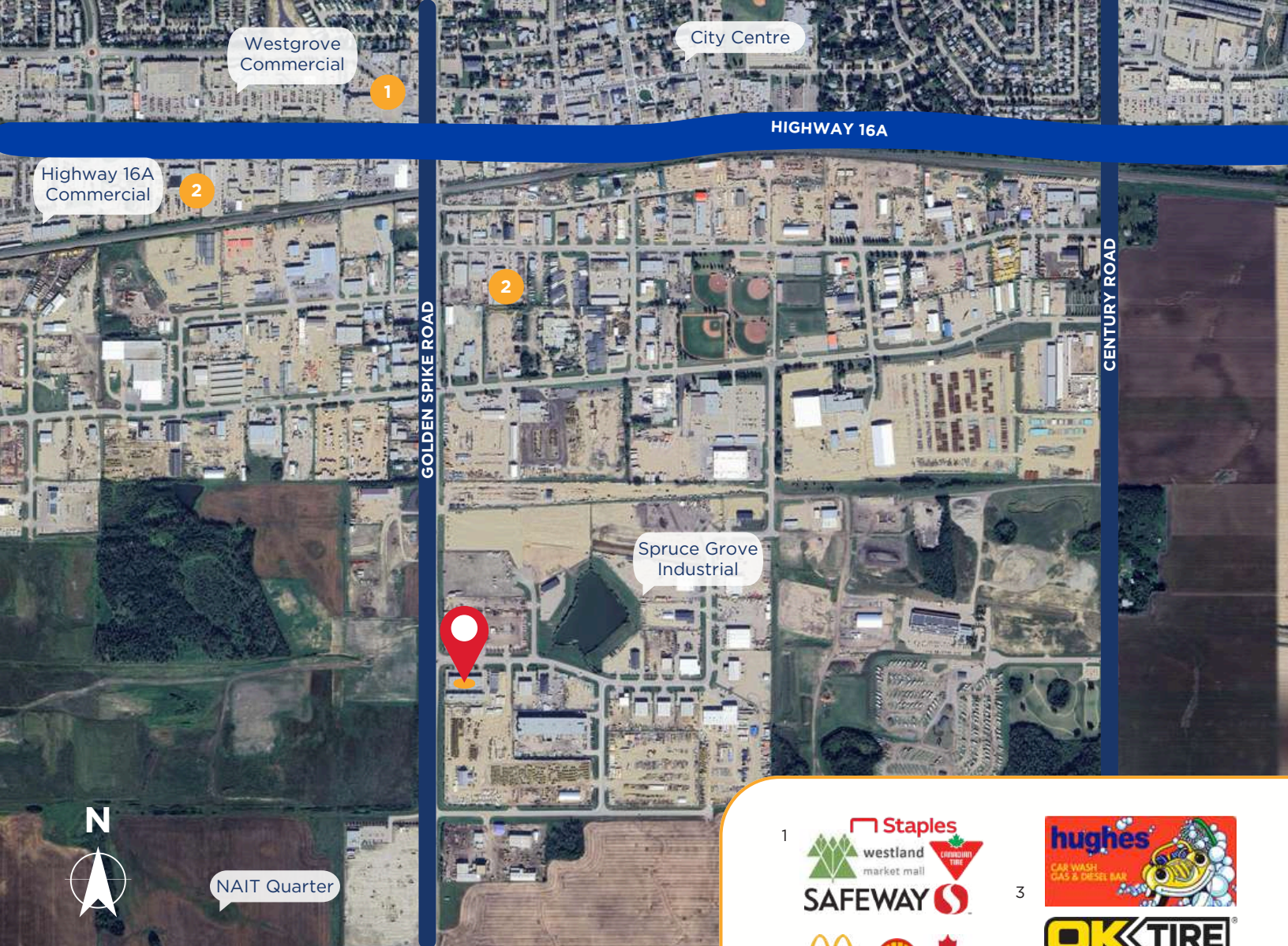
BUILDING INFORMATION



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

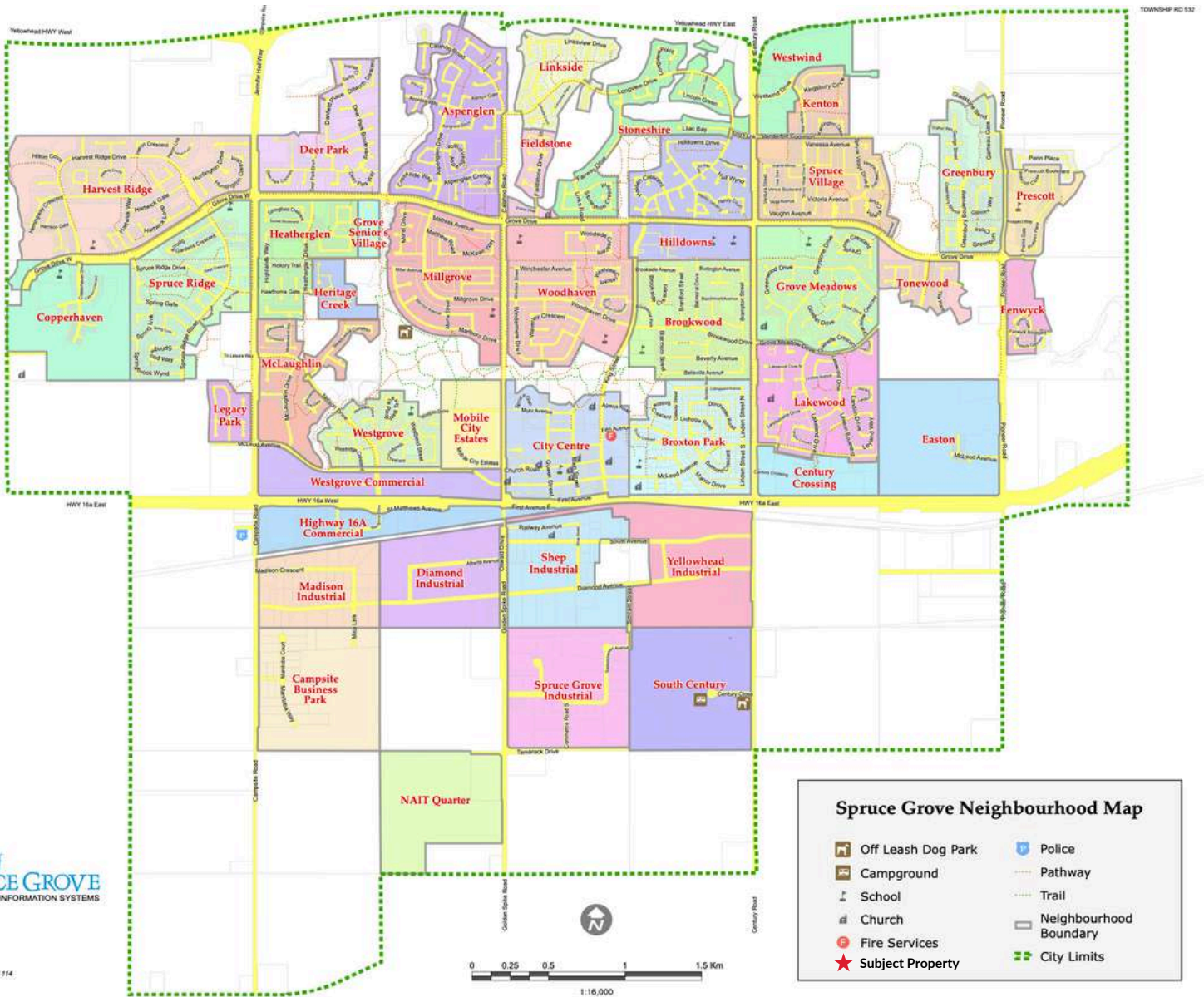


COMMUTE
95.5%
By Car



HOUSING
Owner: 56.1%
Renter: 43.9%

NEIGHBOURHOOD MAP



Coordinate System: NAD 1983 3TM 114
Datum: North American 1983
Units: Meter
Project: WallMap_Master
Layout: NeighbourhoodMap_22x17

Date: 2022-02-28

CONTACT:

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