

\$1,295,000 - 70 Oswald Drive, Spruce Grove

MLS® #E4406811

\$1,295,000

0 Bedroom, 0.00 Bathroom,
Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Investment Opportunity! This 6 - Unit, +/- 11,000Sf retail/industrial building has been recently completely renovated and brought up to code with new electrical panels, firewalls (throughout), aluminum capping on all windows and doors, 2 HVAC units, eavestroughs, interior and exterior doors, tin roof, 6000 BTU boiler & much more. With exposure to 11,000+ vehicles per day along a Golden Spike Rd and enough excess land to build an addition to the building, as well as a Cap Rate in the mid to low 9's this makes for a great property to add to an investment portfolio. This property is located in the heart of the Spruce Grove industrial area. Zoned M1 - General Industrial

Built in 1978

Essential Information

| | |
|------------|-------------|
| MLS® # | E4406811 |
| Price | \$1,295,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 1978 |
| Type | Industrial |
| Status | Active |

Community Information

Address 70 Oswald Drive



| | |
|-------------|-------------------------|
| Area | Spruce Grove |
| Subdivision | Diamond Industrial Park |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 1E6 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 16th, 2024 |
| Days on Market | 327 |
| Zoning | Zone 91 |

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Listing information last updated on August 9th, 2025 at 9:47am MDT