

\$650,000 - 104 Mcleod Avenue, Spruce Grove

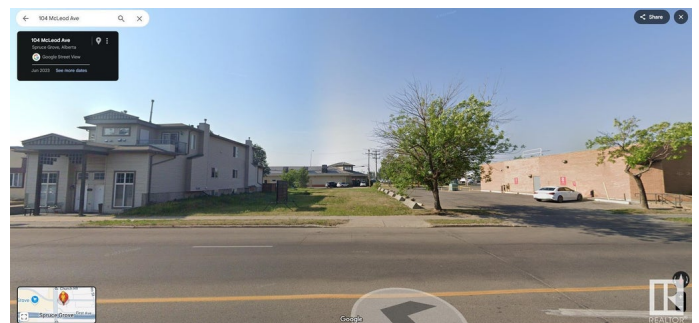
MLS® #E4428316

\$650,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys. Priced at \$650,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day.



Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4428316 |
| Price | \$650,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 104 Mcleod Avenue |
| Area | Spruce Grove |
| Subdivision | City Centre |
| City | Spruce Grove |

County ALBERTA
Province AB
Postal Code T7X 2H8

Additional Information

Date Listed March 28th, 2025
Days on Market 111
Zoning Zone 91

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Listing information last updated on July 17th, 2025 at 3:03pm MDT