

## \$0 - 101 115 First Avenue, Spruce Grove

MLS® #E4448106

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

High Visibility Commercial Space for Lease in Spruce Grove City Centre! Now available - a modern, energy efficient main floor commercial unit with immediate availability in one of Spruce Grove's most prominent newer buildings. Ideally located just off Highway 16A with exposure to over 26,000 vehicles per day, this built out 511 sq ft space was previously used as an upscale bakery/takeout business and is perfect for a variety of uses. Designed with flexibility in mind, the building features onsite parking, secure heated storage options, elevator access, and shared washroom facilities. Tenants benefit from close proximity to dense residential areas and excellent walkability to local amenities.

Built in 2021

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4448106 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2021     |
| Type       | Retail   |
| Status     | Active   |

### Community Information

|         |                      |
|---------|----------------------|
| Address | 101 115 First Avenue |
| Area    | Spruce Grove         |



|             |              |
|-------------|--------------|
| Subdivision | City Centre  |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 2H4      |

## Exterior

|              |                       |
|--------------|-----------------------|
| Exterior     | Concrete, Steel Frame |
| Construction | Concrete, Steel Frame |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 91         |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 7th, 2025 at 12:03pm MDT

