

\$340,000 - 321 First Avenue, Spruce Grove

MLS® #E4421881

\$340,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

Prime Commercial Property For Sale.
High-Visibility Location in Spruce Grove
Discover an exceptional commercial opportunity in the heart of Spruce Grove! This established retail space, currently homed to a flower shop, offers 1875+/- sf of retail space. Located just off of Highway 16A, this prime location ensures high traffic exposure and easy accessibility. Phase 1 Environmental report completed.

Built in 1960

Essential Information

MLS® #	E4421881
Price	\$340,000
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Retail
Status	Active

Community Information

Address	321 First Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB



Postal Code T7X 3X7

Exterior

Exterior Block, Wood Frame
Construction Block, Wood Frame

Additional Information

Date Listed February 17th, 2025
Days on Market 167
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 3rd, 2025 at 2:02am MDT