

# \$0 - 2 104 South Avenue, Spruce Grove

MLS® #E4457836

\$0

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

Shep Industrial Park (Spruce Grove), Spruce  
Grove, AB

Affordable second floor office space in a well established South Avenue commercial complex. With 605 sf, this unit is ideal for small professional offices, startups, or service based businesses looking for a cost effective footprint. Situated above the one time convenience store, this unit provides a quieter, more private setting while still benefitting from the visibility and activity of the property. Tenants have access to ample on site parking, convenient entry points, and quick connections to major roadways including Highway 16A. A smart choice for those seeking a functional office in central Spruce Grove.

Built in 1978

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4457836 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1978     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|         |                    |
|---------|--------------------|
| Address | 2 104 South Avenue |
| Area    | Spruce Grove       |



|             |                                     |
|-------------|-------------------------------------|
| Subdivision | Shep Industrial Park (Spruce Grove) |
| City        | Spruce Grove                        |
| County      | ALBERTA                             |
| Province    | AB                                  |
| Postal Code | T7X 3A3                             |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 15th, 2025 |
| Days on Market | 1                    |
| Zoning         | Zone 91              |

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Listing information last updated on September 16th, 2025 at 8:02am MDT