

# \$0 - 220 636 King Street, Spruce Grove

MLS® #E4340310

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Spruce Grove, AB

This 1,923+/-sf second floor unit is ideal office and personal services space. Adjoining units can also be leased for a larger space of 3,500 - 5,334+/- square feet. Located at the intersection of Grove Drive and King Street, this property is easily accessible. Great exposure along Spruce Grove's Grove Drive. Large windows allow for lots of natural light. Welcoming lobby has stairs and elevator access to the second floor. Other tenants include restaurants, preschool, daycare, personal services, chiropractor, dentist and dental hygienist. Permitted uses include: health services, personal services, professional and office service. Zoned C3 - Neighbourhood Retail and Service.

Built in 2008

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4340310 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2008     |
| Type       | Office   |
| Status     | Active   |

## Community Information

|         |                     |
|---------|---------------------|
| Address | 220 636 King Street |
| Area    | Spruce Grove        |



|             |              |
|-------------|--------------|
| Subdivision | None         |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7Z 4K5      |

**Exterior**

|              |                     |
|--------------|---------------------|
| Exterior     | Block, Metal, Mixed |
| Construction | Block, Metal, Mixed |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2023 |
| Days on Market | 721            |
| Zoning         | Zone 91        |

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Listing information last updated on May 2nd, 2025 at 4:02am MDT