

\$2,350,000 - N/A, Spruce Grove

MLS® #E4455918

\$2,350,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

West Grove, Spruce Grove, AB

Located in central commercial district, free standing building. Retail on a main floor and offices upstairs. Based on step-up leases Cap rate as of today is 6.8%, next year 7.2% and year after at 7.4% .



Built in 1981

Essential Information

MLS® #	E4455918
Price	\$2,350,000
Bathrooms	0.00
Acres	0.00
Year Built	1981
Type	Retail
Status	Active

Community Information

Address	N/A
Area	Spruce Grove
Subdivision	West Grove
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T5X 2Z6

Exterior

Exterior	Block
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Construction Block

Additional Information

Date Listed September 2nd, 2025

Days on Market 29

Zoning Zone 91

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Listing information last updated on October 1st, 2025 at 5:32am MDT