

# \$0 - 75 Shep Street, Spruce Grove

MLS® #E4394822

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

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

Discover a prime industrial opportunity in Spruce Grove with these versatile office/warehouse bays totaling approximately 2,400 sq.ft. for lease. Featuring 12' x 14' grade level overhead doors, 18' ceilings, and bonus storage mezzanine space, this property is ideal for a range of industrial uses under General Industrial Zoning. Conveniently located just off Parkland Highway and within 10 minutes of Anthony Henday Freeway, it offers exceptional accessibility and connectivity. Whether for manufacturing, distribution, or storage needs, seize the chance to elevate your business operations in this strategically positioned space.

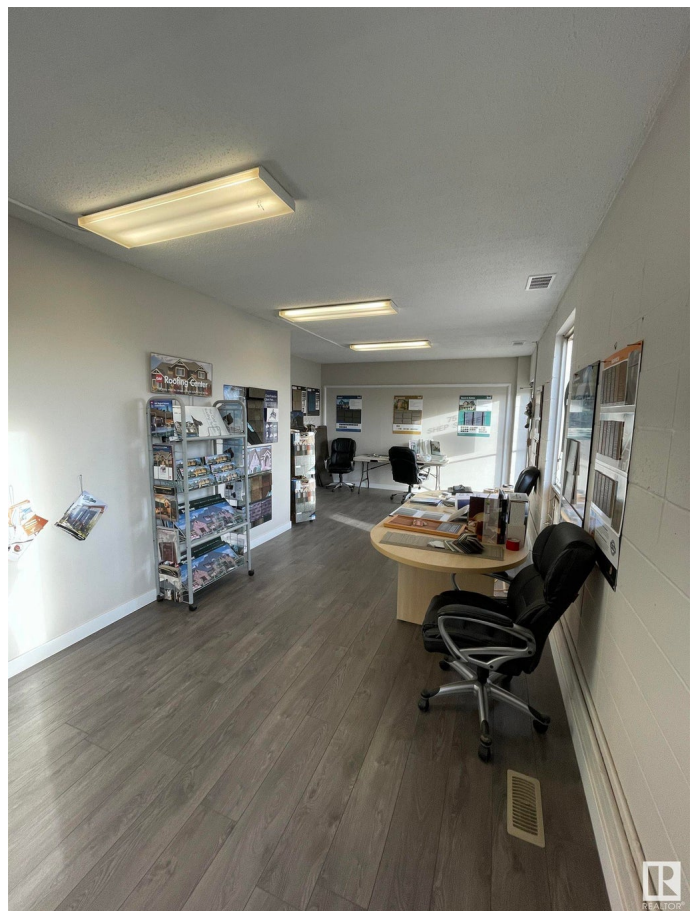
Built in 1990

## Essential Information

MLS® #	E4394822
Bathrooms	0.00
Acres	0.00
Year Built	1990
Type	Industrial
Status	Active

## Community Information

Address	75 Shep Street
Area	Spruce Grove



Subdivision	Shep Industrial Park (Spruce Grove)
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3A7

### **Exterior**

Exterior	Concrete, Mixed
Construction	Concrete, Mixed

### **Additional Information**

Date Listed	June 27th, 2024
Days on Market	260
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 March 14th, 2025 at 8:17am MDT