

\$650,000 - 104 Mcleod Avenue, Spruce Grove

MLS® #E4428316

\$650,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

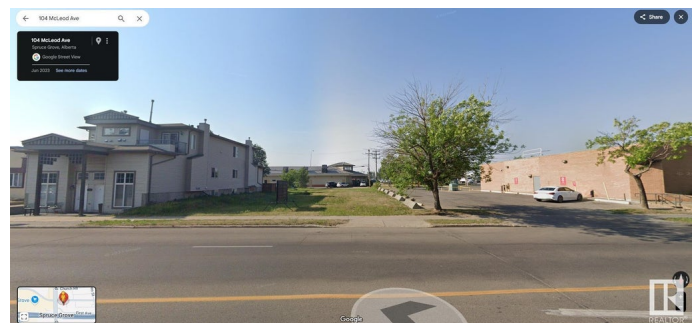
A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys. Priced at \$650,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day.

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4428316 |
| Price | \$650,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 104 Mcleod Avenue |
| Area | Spruce Grove |
| Subdivision | City Centre |
| City | Spruce Grove |



| | |
|-------------|---------|
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 2H8 |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 28th, 2025 |
| Days on Market | 22 |
| Zoning | Zone 91 |

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Listing information last updated on April 19th, 2025 at 7:17pm MDT