

\$340,000 - 321 First Avenue, Spruce Grove

MLS® #E4421881

\$340,000

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

Prime Commercial Property For Sale.
High-Visibility Location in Spruce Grove
Discover an exceptional commercial opportunity in the heart of Spruce Grove! This established retail space, currently homed to a flower shop, offers 1875+/- sf of retail space. Located just off of Highway 16A, this prime location ensures high traffic exposure and easy accessibility. Phase 1 Environmental report completed.

Built in 1960

Essential Information

MLS® #	E4421881
Price	\$340,000
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Retail
Status	Active

Community Information

Address	321 First Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB



Postal Code T7X 3X7

Exterior

Exterior Block, Wood Frame

Construction Block, Wood Frame

Additional Information

Date Listed February 17th, 2025

Days on Market 46

Zoning Zone 91

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Listing information last updated on April 4th, 2025 at 8:17am MDT