

\$698,000 - 6 Mcleod Avenue, Spruce Grove

MLS® #E4325682

\$698,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

None, Spruce Grove, AB

Bare land ready for development! Great opportunity to build commercial building for end user or income generating on this 0.67+/- acre parcel. Located along Spruce Grove's busy McLeod Avenue, a block off of Highway 16A. Easy access from both Highway 16 (via Jennifer Heil Way) & Highway 16A. McLeod Avenue sees an estimated 9,000 +/- vehicles pass per day allowing for great exposure while Highway 16A has an estimated vehicle count of 30,000+/- per day. Property is located across from multi-family residential complex. Nearby businesses include Home Depot, Superstore, TD Bank, Canadian Brewhouse, KalTire and RBC Bank. Permitted uses include: retail, professional/office, personal service, eating/drinking establishments. Zoned C2 - Vehicle Oriented Commercial.

Essential Information

MLS® #	E4325682
Price	\$698,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information

Address 6 Mcleod Avenue



Area	Spruce Grove
Subdivision	None
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4B8

Additional Information

Date Listed	January 26th, 2023
Days on Market	942
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 August 25th, 2025 at 4:32am MDT