

# \$0 - 102 310 Commerce Rd N, Spruce Grove

MLS® #E4386687

**\$0**  
0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Spruce Grove Industrial, Spruce Grove, AB

Prime industrial/flex opportunity at commerce industrial park, located in the heart of Spruce Grove Industrial along busy Golden Spike Rd (11,000 vpd). 6000sf +/- of flex space with mezzanine build out available. Ample parking and large marshalling areas. Excellent visibility and exposure. Zoning allows for various office, retail and industrial uses. Zoned M1 - Industrial.

Built in 2024

## Essential Information

MLS® #	E4386687
Bathrooms	0.00
Acres	0.00
Year Built	2024
Type	Industrial
Status	Active

## Community Information

Address	102 310 Commerce Rd N
Area	Spruce Grove
Subdivision	Spruce Grove Industrial
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0G6



**Exterior**

Exterior	Concrete, Tilt-Up
Construction	Concrete, Tilt-Up

**Additional Information**

Date Listed	May 10th, 2024
Days on Market	402
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 June 16th, 2025 at 1:18pm MDT