

# \$1,780,000 - 455 South Avenue, Spruce Grove

MLS® #E4443539

**\$1,780,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Yellowhead Industrial, Spruce Grove, AB

An excellent opportunity in Spruce Grove's established South Avenue Industrial Area! Situated on 1.29+/- acres, this versatile 6000+/- SF industrial building offers functional shop and office space along with a large fenced yard ideal for outdoor storage, equipment, or parking. This property is well positioned and provides quick access to Highway 16A and other key transportation routes. Surrounded by complementary industrial businesses, this well-maintained site is ideal for a variety of industrial, service, or commercial users. Features include 18 FT shop doors, exterior concrete apron, sumps and portable trailer-style structure offering additional work or storage space.

Built in 1985

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4443539    |
| Price      | \$1,780,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 1985        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

Address 455 South Avenue



|             |                       |
|-------------|-----------------------|
| Area        | Spruce Grove          |
| Subdivision | Yellowhead Industrial |
| City        | Spruce Grove          |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T7X 3A6               |

### Exterior

|              |                                   |
|--------------|-----------------------------------|
| Exterior     | Concrete, Wood Frame, Steel Frame |
| Construction | Concrete, Wood Frame, Steel Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 68              |
| Zoning         | Zone 91         |

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Listing information last updated on August 25th, 2025 at 9:17pm MDT