

# \$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 | 805                |
| Zoning         | Zone 91            |

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Listing information last updated on April 10th, 2025 at 1:32am MDT