

# \$650,000 - 104 Mcleod Avenue, Spruce Grove

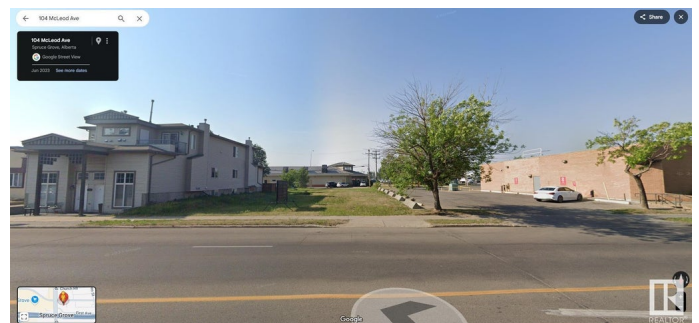
MLS® #E4428316

**\$650,000**

0 Bedroom, 0.00 Bathroom,  
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys. Priced at \$650,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day.



## Essential Information

MLS® #	E4428316
Price	\$650,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

## Community Information

Address	104 Mcleod Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove

County ALBERTA  
Province AB  
Postal Code T7X 2H8

**Additional Information**

Date Listed March 28th, 2025  
Days on Market 6  
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 April 3rd, 2025 at 8:17am MDT