

## \$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	10
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 28th, 2025 at 4:32am MDT