

## \$0 - 17 70 Oswald Drive, Spruce Grove

MLS® #E4406824

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Retail Opportunity! 1,250SF of high exposure retail space in Spruce Grove. located along Golden Spike Rd (11,000 VPD). Can support a wide variety of uses, new HVAC and firewalls in the unit. Open design. Zoned M1 - Industrial.

Built in 1976

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4406824 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 1976     |
| Type       | Retail   |
| Status     | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17 70 Oswald Drive      |
| Area        | Spruce Grove            |
| Subdivision | Diamond Industrial Park |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 1E6                 |

### Exterior

|          |            |
|----------|------------|
| Exterior | Wood Frame |
|----------|------------|



Construction            Wood Frame

**Additional Information**

Date Listed            September 16th, 2024

Days on Market       225

Zoning                 Zone 91

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Listing information last updated on April 29th, 2025 at 9:17pm MDT