

# \$340,000 - 321 First Avenue, Spruce Grove

MLS® #E4421881

**\$340,000**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

City Centre, Spruce Grove, AB

Prime Commercial Property For Sale.  
High-Visibility Location in Spruce Grove  
Discover an exceptional commercial opportunity in the heart of Spruce Grove! This established retail space, currently homed to a flower shop, offers 1875+/- sf of retail space. Located just off of Highway 16A, this prime location ensures high traffic exposure and easy accessibility. Phase 1 Environmental report completed.

Built in 1960

## Essential Information

MLS® #	E4421881
Price	\$340,000
Bathrooms	0.00
Acres	0.00
Year Built	1960
Type	Retail
Status	Active

## Community Information

Address	321 First Avenue
Area	Spruce Grove
Subdivision	City Centre
City	Spruce Grove
County	ALBERTA
Province	AB



Postal Code T7X 3X7

### **Exterior**

Exterior Block, Wood Frame

Construction Block, Wood Frame

### **Additional Information**

Date Listed February 17th, 2025

Days on Market 25

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 March 14th, 2025 at 10:17am MDT