

## \$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

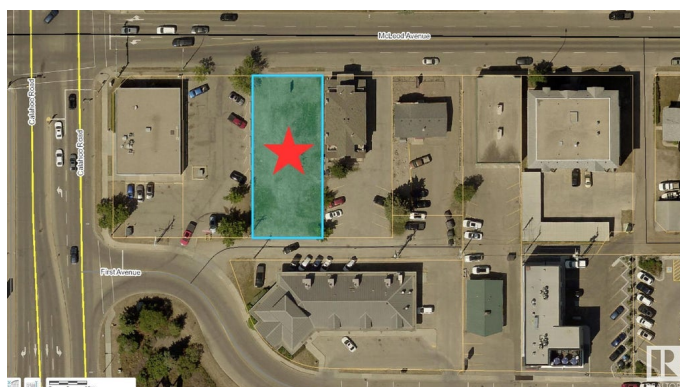
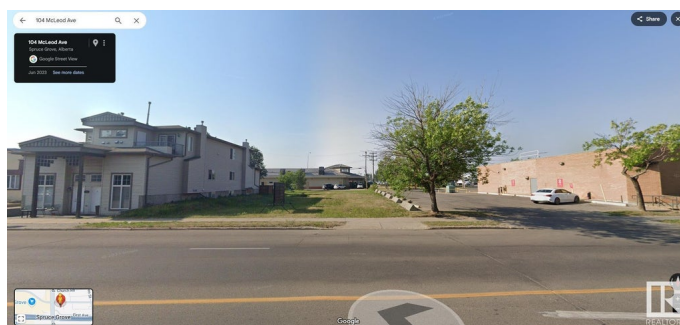
A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling 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	161
Zoning	Zone 91

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Listing information last updated on September 5th, 2025 at 2:02am MDT