

# \$0 - 368 Saskatchewan Avenue, Spruce Grove

MLS® #E4459067

**\$0**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Spruce Grove Industrial, Spruce Grove, AB

18,700 sq.ft. high quality office/warehouse unit with yard area for Lease. Consists of 4,500 sq.ft. of fully developed office with balance of warehouse space. Ability to lease additional 2.14 acres of adjoining yard space. Bonus 4,500 sq.ft. of undeveloped mezzanine area included free of charge. Warehouse features include wash bay, LED lighting, four (4) automatic grade loading doors (two [2] oversized - 16' x 20'), make up air, air lines throughout, and heavy power. Yard is fully fenced and graveled with concrete aprons; Dedicated access point with security gate.

Built in 2015

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | E4459067   |
| Lease Rate | \$16       |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2015       |
| Type       | Industrial |
| Status     | Active     |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 368 Saskatchewan Avenue |
| Area        | Spruce Grove            |
| Subdivision | Spruce Grove Industrial |



|             |              |
|-------------|--------------|
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 0G6      |

### Exterior

|              |       |
|--------------|-------|
| Exterior     | Other |
| Construction | Other |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 18                   |
| Zoning         | Zone 91              |

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Listing information last updated on October 11th, 2025 at 1:32pm MDT