

**MOVE IN READY
COUNTER SERVICE
BUSINESS**

\$2,700/Month

**MOVE IN READY IN A PRIME HIGH
VISIBILITY LOCATION**

101 115 First Avenue
Spruce Grove, AB T7X 2H4



FEATURES

High Visibility Commercial Space for Lease in Spruce Grove City Centre! Now available - a modern, energy efficient main floor commercial unit with immediate availability in one of Spruce Grove's most prominent newer buildings. Ideally located just off Highway 16A with exposure to over 26,000 vehicles per day, this built out 511 sq ft space was previously used as an upscale bakery/takeout business and is perfect for a variety of uses. Designed with flexibility in mind, the building features onsite parking, secure heated storage options, elevator access, and shared washroom facilities. Tenants benefit from close proximity to dense residential areas and excellent walkability to local amenities.

MODERN, ENERGY-EFFICIENT BUILDING

- Large signage potential
- Zoned C1 - City Centre Commercial
- City Centre redevelopment underway for future growth

PRIME HIGH-VISIBILITY LOCATION

- Exposure to 26,000 vehicles/day on Highway 16A
- Key intersections: McLeod Ave, Calahoo Road, King Street
- Excellent walkability to local amenities
- Quick 20 min drive to Edmonton

READY-TO-USE-SPACE

- Move-in ready, 511 sq ft main floor commercial unit
- Unit Appliances Included in rent
- Elevator access
- Shared washroom facilities

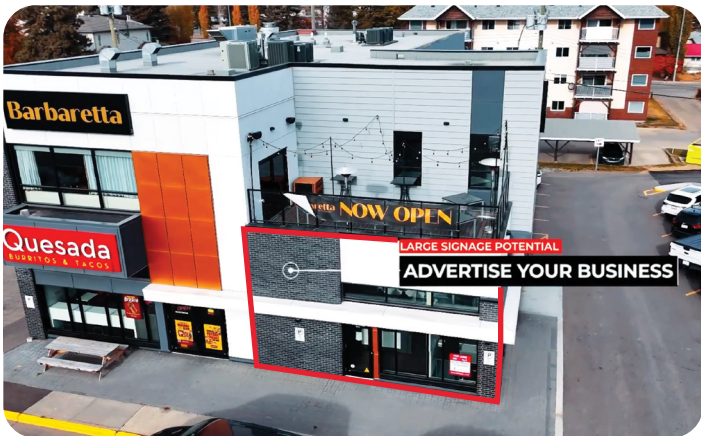
CONVENIENT AMENITIES

- Ample onsite and street parking
- Secure heated storage options

FLEXIBLE LEASE TERMS

\$2,700/Month or Reduced Base Rent + Percentage of Gross Sales





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**DEVELOPER & AGENT
HERE TO MAXIMIZE
YOUR COMMERCIAL VALUE**

**ROYAL LEPAGE
COMMERCIAL**