

# \$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 44

Zoning Zone 91

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Listing information last updated on April 2nd, 2025 at 7:47pm MDT