## \$698,000 - 6 Mcleod Avenue, Spruce Grove

MLS® #E4325682

## \$698,000

0 Bedroom, 0.00 Bathroom, Land Commercial on 0.00 Acres

None, Spruce Grove, AB

Bare land ready for development! Great opportunity to build commercial building for end user or income generating on this 0.67+/acre parcel. Located along Spruce Grove's busy McLeod Avenue, a block off of Highway 16A. Easy access from both Highway 16 (via Jennifer Heil Way) & Highway 16A. McLeod Avenue sees an estimated 9,000 +/- vehicles pass per day allowing for great exposure while Highway 16A has an estimated vehicle count of 30,000+/- per day. Property is located across from multi-family residential complex. Nearby businesses include Home Depot, Superstore, TD Bank, Canadian Brewhouse, KalTire and RBC Bank. Permitted uses include: retail, professional/office, personal service, eating/drinking establishments. Zoned C2 - Vehicle Oriented Commercial.



MLS® # E4325682 Price \$698,000

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active

## **Community Information**

Address 6 Mcleod Avenue







Area Spruce Grove

Subdivision None

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 4B8

## **Additional Information**

Date Listed January 26th, 2023

Days on Market 994

Zoning Zone 91

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Listing information last updated on October 16th, 2025 at 5:32am MDT