

## \$0 - 224 636 King Street, Spruce Grove

MLS® #E4337915

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Spruce Grove, AB

This second floor unit is ideal office and personal services space. This 1,577+/- square foot space can be combined with adjoining unit for a total of 3,411+/- square feet. Located at the intersection of Grove Drive and King Street, this property is easily accessible. Large windows allow for lots of natural light. Welcoming lobby has stairs and elevator access to the second floor. Shared washroom available on second floor. Other tenants include restaurants, preschool, daycare, personal services, chiropractor, dentist and dental hygienist. Permitted uses include: health services, personal services, professional and office service. Zoned C3 - Neighbourhood Retail and Service.

Built in 2008

### Essential Information

MLS® #	E4337915
Bathrooms	0.00
Acres	0.00
Year Built	2008
Type	Office
Status	Active

### Community Information

Address	224 636 King Street
Area	Spruce Grove



Subdivision	None
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 4K5

### Exterior

Exterior	Block, Metal, Mixed
Construction	Block, Metal, Mixed

### Additional Information

Date Listed	April 26th, 2023
Days on Market	735
Zoning	Zone 91

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 7:17pm MDT