

\$0 - 14 119 First Avenue, Spruce Grove

MLS® #E4438372

\$0

0 Bedroom, 0.00 Bathroom,
Office on 0.00 Acres

City Centre, Spruce Grove, AB

PRIME SPRUCE GROVE CITY CENTRE LOCATION WITH HIGHWAY 16A FRONTAGE. WELCOME TO UNIT #14, 119 FIRST AVENUE. THIS 1425 SQ FT END UNIT IS LOCATED IN AN UPSCALE AND MODERN BUILDING. THIS PROPERTY HAS A BRIGHT SOUTH FACING RECEPTION AREA, 5 TREATMENT ROOMS WITH SINKS, OFFICE, STAFFING AREA, 2 BATHROOMS, AND IS WALKING DISTANCE TO SPRUCE GROVE'S VIBRANT CITY CENTRE. THE PROPERTY HAS AMPLE VISITOR PARKING AND COMES WITH 2 ASSIGNED STAFF PARKING SPOTS. LEASING TERM IS 5+ YEARS.

Built in 2018

Essential Information

| | |
|------------|----------|
| MLS® # | E4438372 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2018 |
| Type | Office |
| Status | Active |

Community Information

| | |
|---------|---------------------|
| Address | 14 119 First Avenue |
| Area | Spruce Grove |



| | |
|-------------|--------------|
| Subdivision | City Centre |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 2H4 |

Exterior

| | |
|--------------|------------|
| Exterior | Wood Frame |
| Construction | Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 23rd, 2025 |
| Days on Market | 16 |
| 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 June 8th, 2025 at 7:32am MDT