

\$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	34
Zoning	Zone 91

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Listing information last updated on June 26th, 2025 at 1:32pm MDT