

\$1,100,000 - 309 Mcleod Avenue, Spruce Grove

MLS® #E4459103

\$1,100,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

City Centre, Spruce Grove, AB

Prime redevelopment opportunity in the heart of Spruce Grove's revitalized downtown core! This 0.32+/- acre parcel, zoned C1 - City Centre Commercial, offers excellent visibility on McLeod Avenue with access from both Main Street and King Street. Surrounded by established professional, retail, and service businesses, the property is ideally suited for mixed-use, retail, or office development. Located within the City Centre, a focus of Spruce Grove's Economic Development and Revitalization Plan, ownership here benefits from completed upgrades including widened sidewalks, completed replacement of water, sanitary and storm mains, new lighting and electrical plug-ins, and enhanced landscaping. With storefront incentives and continued infrastructure investment, this site is well positioned to take advantage of the City's vision for a vibrant hub of retail, office, residential, and entertainment opportunities. The property is bordered on 3 sides by 2 laneways and McLeod Avenue.



Essential Information

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|-----------|-------------|
| MLS® # | E4459103 |
| Price | \$1,100,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |

| | |
|--------|-----------------|
| Type | Land Commercial |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 309 Mcleod Avenue |
| Area | Spruce Grove |
| Subdivision | City Centre |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0G2 |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 19th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 91 |

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Listing information last updated on September 27th, 2025 at 4:17pm MDT