

# \$1,850,000 - 85 & 89 Diamond Avenue, Spruce Grove

MLS® #E4460054

**\$1,850,000**

0 Bedroom, 0.00 Bathroom,  
Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Prime industrial property in Spruce Grove—just off Hwy 16 & 16A! This 3.26-acre fully fenced site (2 lots: 85 & 89 Diamond Ave) offers exceptional utility with 13,100 sq ft of shop space, 9,248 sq ft of fabric quonsets, plus a 1,120 sq ft dbl-wide office. Features include 3-phase power, high-volume natural gas line, electric overhead doors, and ample yard space for heavy equipment or fleet storage. With excellent exposure and access, this property is ideal for trucking, warehousing, manufacturing, automotive, or industrial operations seeking a well-equipped base in a strategic location. Zoned M-1.

Built in 2006

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | E4460054    |
| Price      | \$1,850,000 |
| Bathrooms  | 0.00        |
| Acres      | 0.00        |
| Year Built | 2006        |
| Type       | Industrial  |
| Status     | Active      |

## Community Information

|         |                        |
|---------|------------------------|
| Address | 85 & 89 Diamond Avenue |
| Area    | Spruce Grove           |



|             |                         |
|-------------|-------------------------|
| Subdivision | Diamond Industrial Park |
| City        | Spruce Grove            |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T7X 4C3                 |

### Exterior

|              |                                |
|--------------|--------------------------------|
| Exterior     | Wood Frame, Mixed, See Remarks |
| Construction | Wood Frame, Mixed, See Remarks |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 91              |

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