

New Development

1,400 – 2,800 sf

Medical / Retail



## MEDICAL / RETAIL SPACE IN SPRUCE GROVE FOR LEASE

1 Ballpark Way  
Spruce Grove

- » Direct exposure on Highway 16A.
- » Part of major new development east of Pioneer Road, which will include Myshak Metro Ballpark.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**TCN**  
WORLDWIDE  
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EXPERTISE  
MATTERS









## LEASE INFORMATION



Daycare and a liquor store already exist on site.

No additional daycare or a liquor store are available at this location.

**ADDRESS:** 1 Ballpark Way, Spruce Grove

**LEGAL:** Plan 2422002; Block 2; Lot 3A;

**ZONING:** C2 (Vehicle Oriented Commercial)

**AVAILABLE FOR LEASE:**

**BUILDING 1:** 1,400 – 2,800 sq. ft.

- Area is demisable to two 1,400 sf units

**AVAILABILITY:**

Scheduled for fixturing Q2 2026

**PARKING:**

Total 53 total parking stalls on site (shared between buildings 1 and 2).

**OP. COSTS:** TBD

**NET RENT:** Market



