

New Development

2,700 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
CONTACT:

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LOCAL
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 :
2,700 sq. ft.

AVAILABILITY:

Scheduled for fixturing Q2 2026

PARKING:

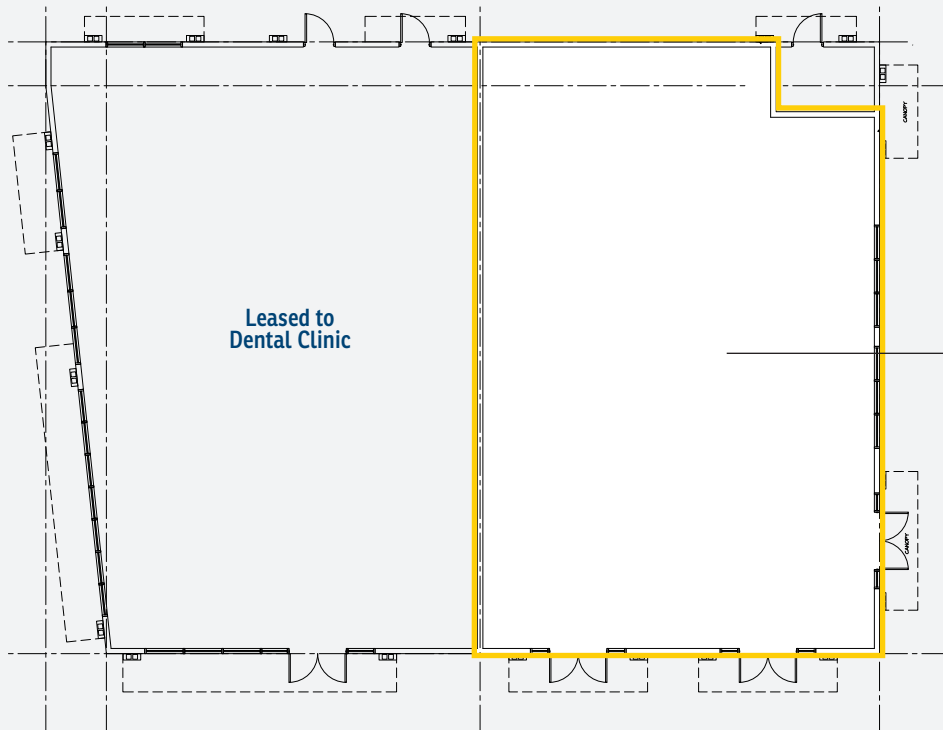
Total 53 total parking stalls on site (shared between buildings 1 and 2).

OP. COSTS: \$12.50 per sq. ft. (2026, est.)

NET RENT: Market

BUILDING 1 (Under construction)

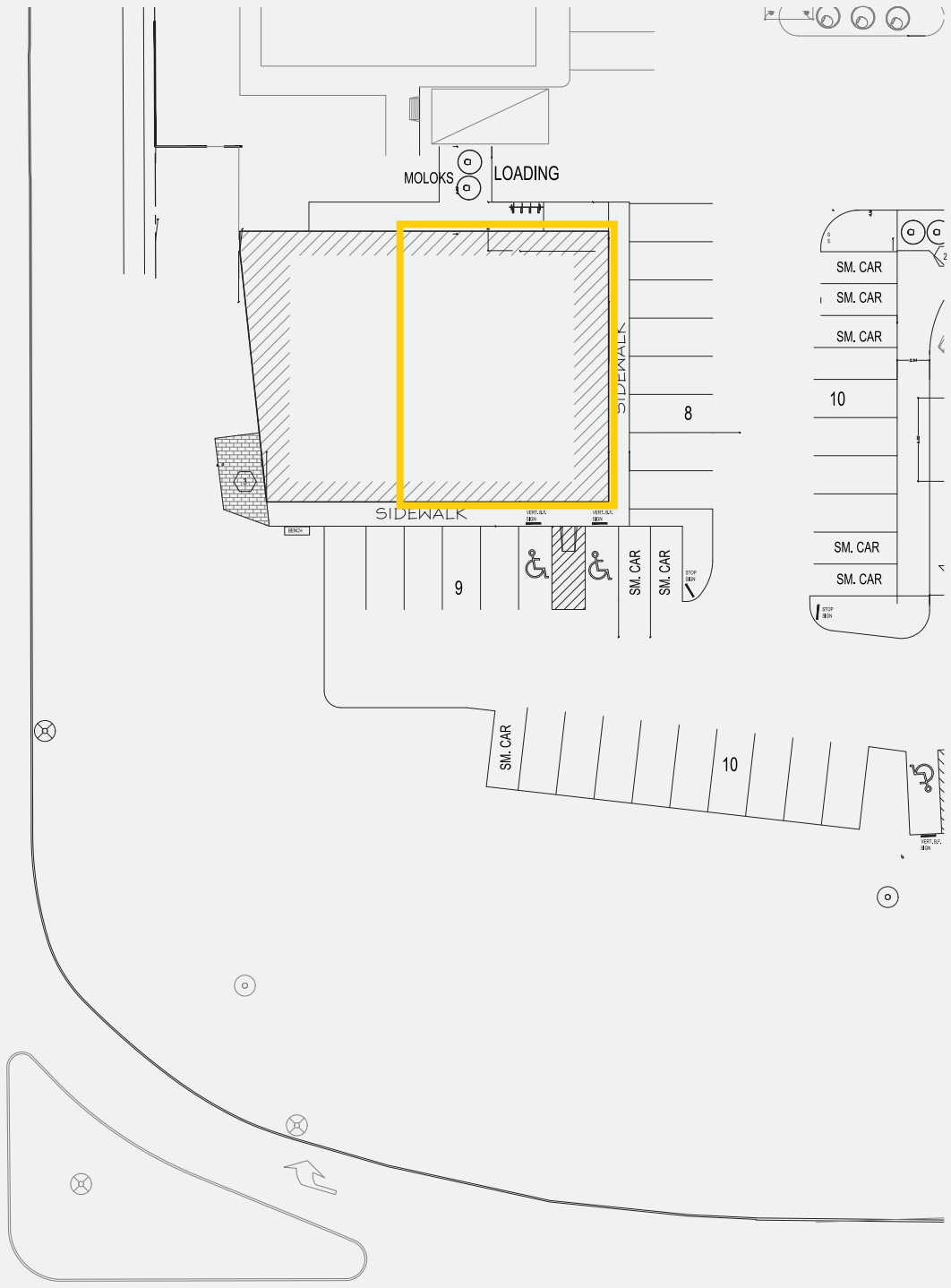
BUILDING 2 (Under construction)



Leased to
Dental Clinic

Available
2,700 SQ.FT.

PIONEER ROAD



PARKLAND HIGHWAY (16A)

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