

# FOR LEASE

1,037 - 5,334 SF  
Retail Space



**636 KING STREET, UNITS #220, 223, 224 & 228**  
Spruce Grove, AB

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Royal LePage Noralta Real Estate Inc, Brokerage  
202 Main Street, Spruce Grove, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$18.00/SF + ADDITIONAL RENT \$7.50/SF**

## Property Features

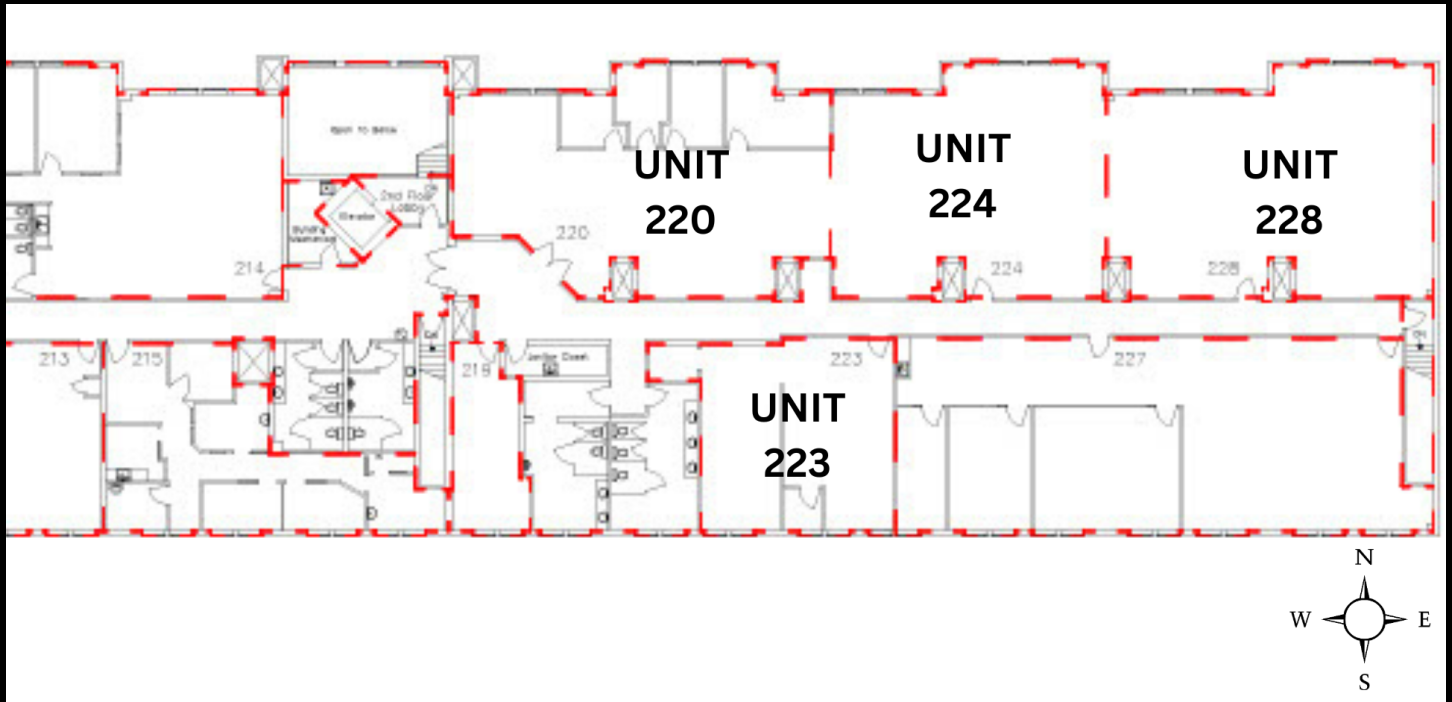
- Immediate Possession!
- Second Floor Units Available
- #220: ±1,923 SF, #223: ±1,037 SF #224: ±1,577 SF, #228: ±1,834 SF
- Combine Units For Up To ±5,334 SF
- Great Exposure At Corner Of Grove Drive & King Street
- Easily Accessible - Minutes To Highways 16 & 16A
- Large Windows For Lots Of Natural Light
- Stairs & Elevator Access To Second Floor
- Permitted Uses: Health/Personal/Professional/Office Services
- Zoned C3 - Neighbourhood Retail & Service



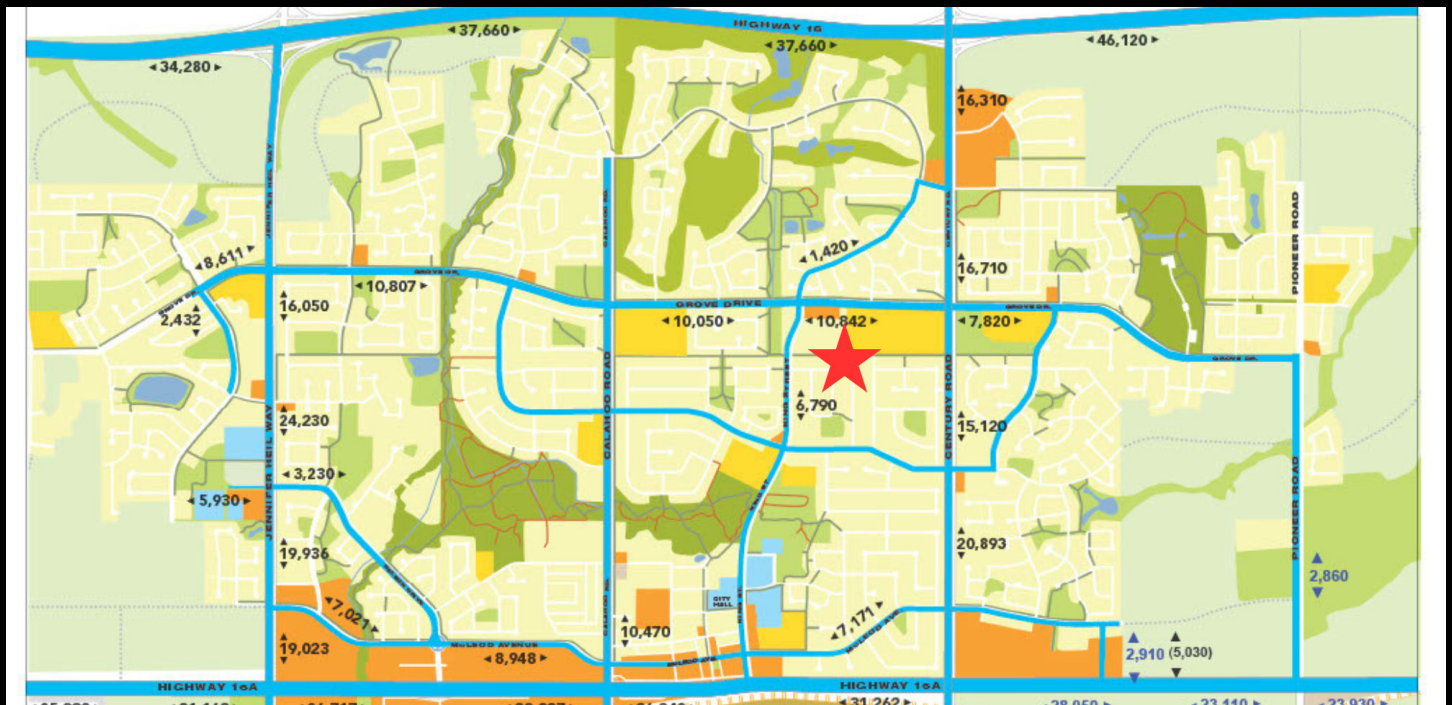
# PROPERTY PHOTOS



# FLOOR PLAN



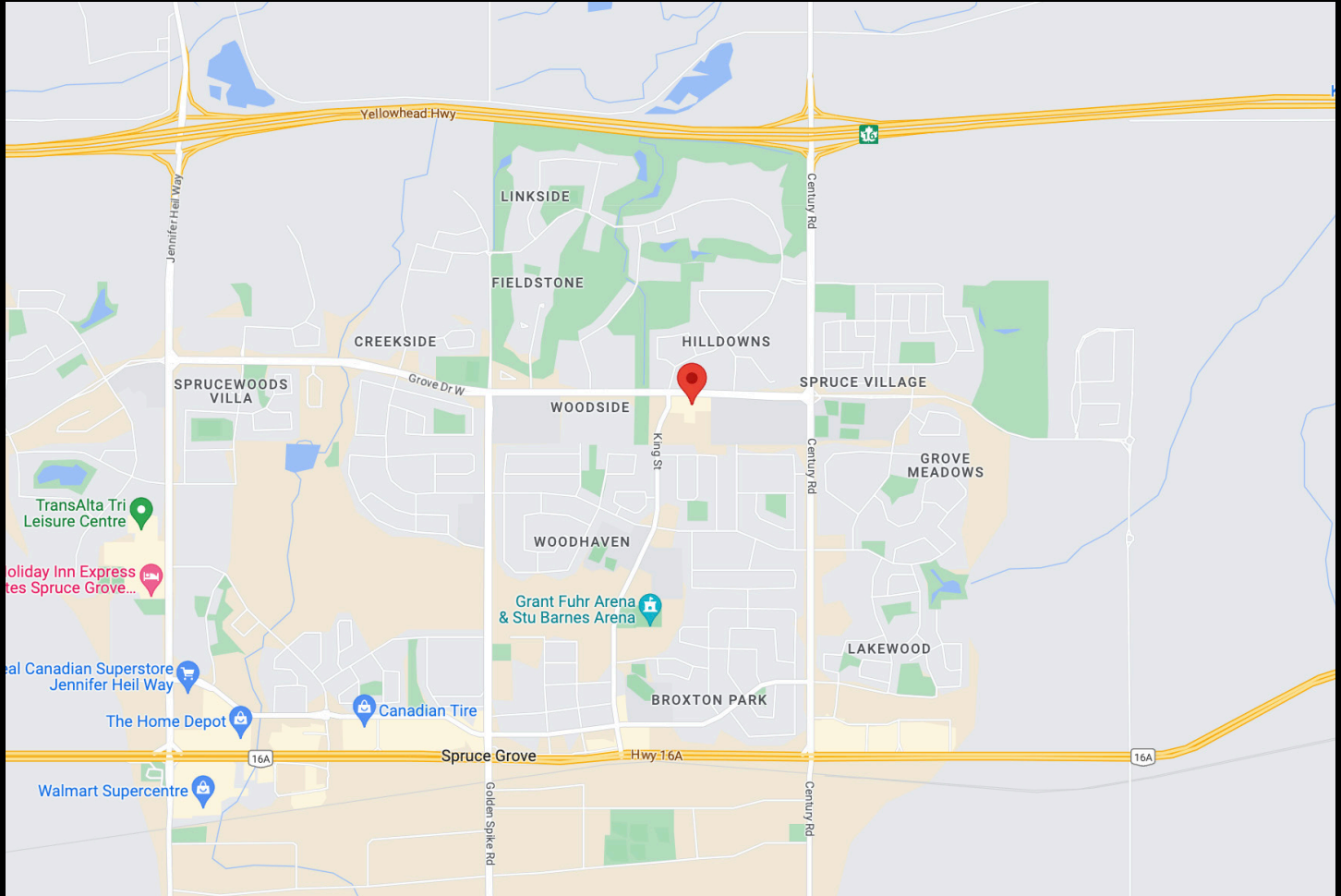
# TRAFFIC COUNTS



# LOCATION MAP

## Location

■ Click Map To View Location



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