



YPP COMMERCIAL
Adam Kulak



Lease Opportunity

Shopping Center - Spruce Grove
7 McLeod Ave

REAL



\$24/Sqft



Retail



Built 2013

CONTACT US NOW!



780-717-7420



Edmonton /Surrounding Area



real

Invest in SPRUCE GROVE

Highly visible location right off of McLeod Avenue in Spruce Grove, just North of Superstore. This centre includes ample onsite parking available. Including established tenants, such as Red Chili Leaf, Orange Theory Fitness, Revolution Physio, Red Swan Pizza, and It's Sushi.

27+

Years Of
Experience



YPP COMMERCIAL

Contact us
for more info



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Property Details



Listing Details

Total Available Space : 1,410 SF

Asking Price : \$24/SQFT

2026 Operating Costs: \$9.57/SQFT

Lease Term Preferred: 60 Months

Vacant : No

Available Date : October 1, 2026

Listing ID : 45558223



Property

Property Type : Retail

Sub Type : Office

Zoning : Commercial

Building Status : Existing

Building Size : 16,152 SF

Land Size : 1.7 Acres

Number of Buildings : 1

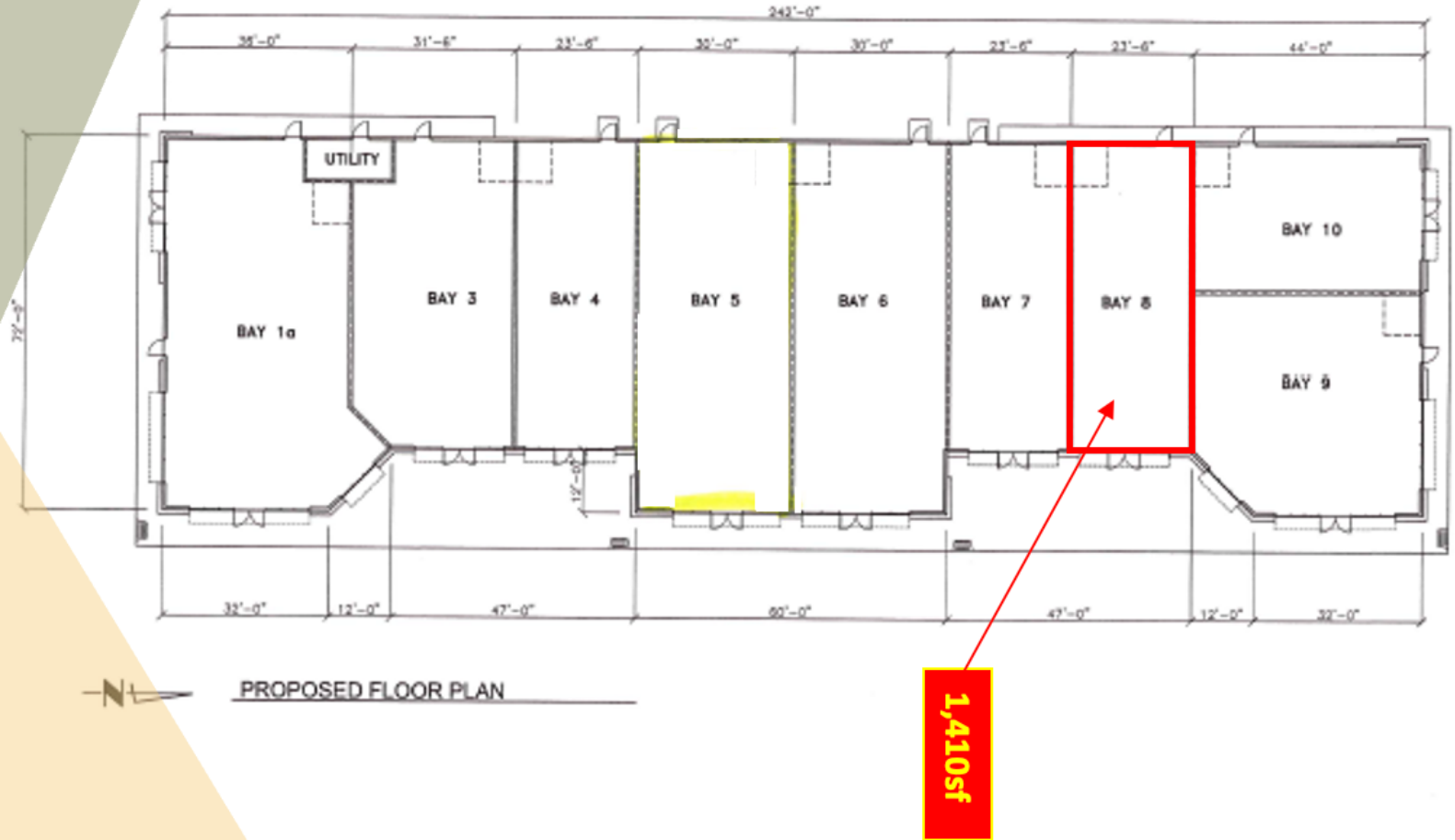
Floors : 1

Year Built : 2013

Occupancy Type : Multi-Tenant

Retail Space : 1,410 SF

Number of Tenants : 5



POTENTIAL USES:

- Medical clinic
- Nail salon
- Takeout food service
- Office use (accounting, law, insurance)
- Dental hygienist
- Home decor
- Shoe store, ladies wear
- Optometrist
- Health food / supplements / Pet Food



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