

5,345 sf

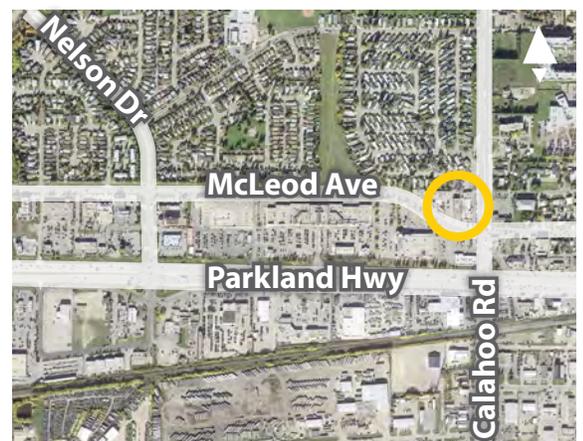
Full Main Floor



## RETAIL SPACE IN SPRUCE GROVE FOR SUBLEASE

Centre 16 Professional Bldg.  
95 McLeod Avenue, Spruce Grove

» Prime location along McLeod Ave – main  
thoroughfare.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

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LOCAL  
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MATTERS



Pylon signage opportunity

## SUBLEASE INFORMATION

MUNICIPAL ADDRESS:

95 McLeod Avenue, Spruce Grove

ZONING: C2 (Vehicle Oriented Commercial)

AVAILABLE FOR SUBLEASE:

5,345 sq. ft. – Full main floor

AVAILABILITY: Immediate

SUBLEASE TERM: August 31, 2028

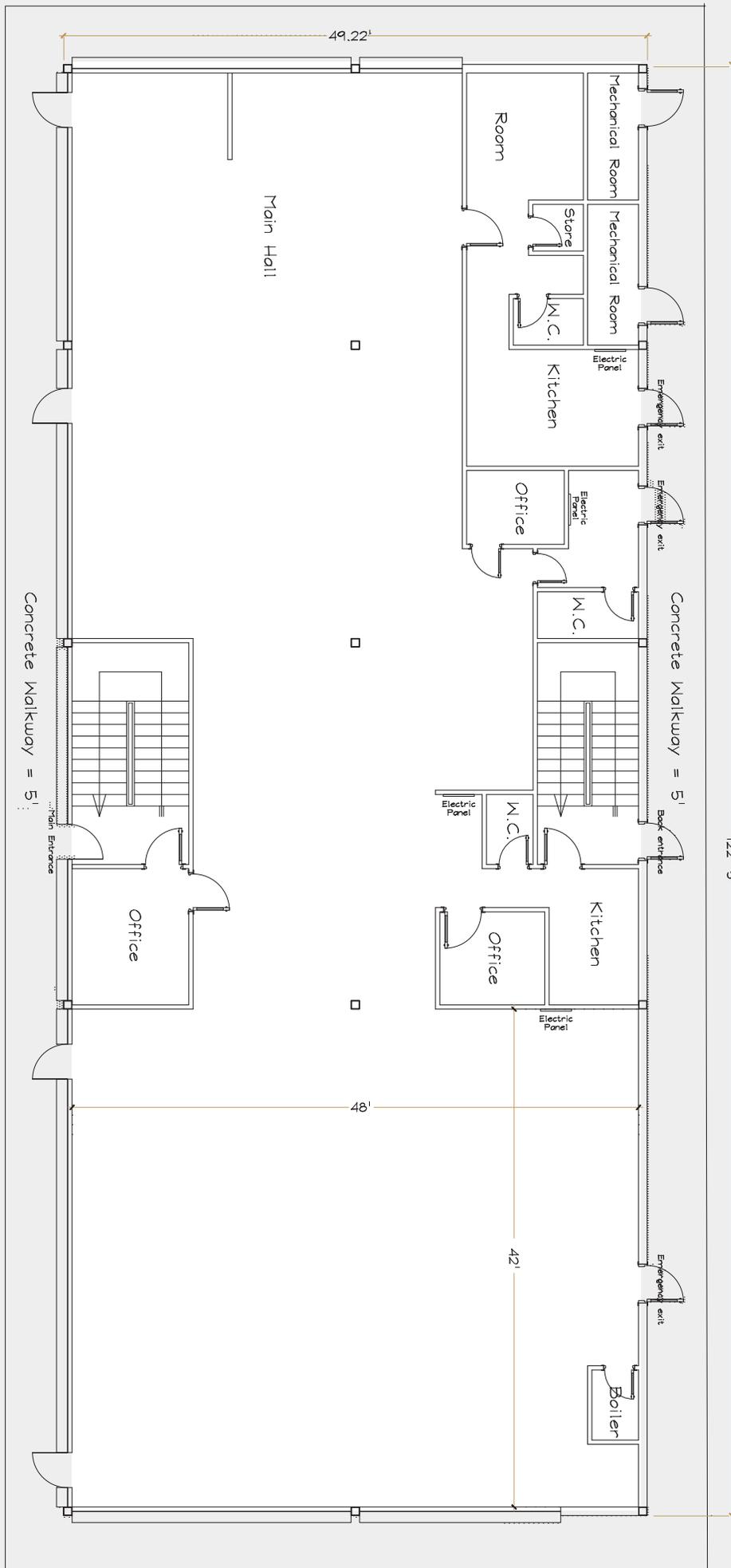
BUDGETED OPERATING COSTS:

\$10.75 per sq. ft. (est., 2026)

SUBLEASE RATE: \$17.00 per sq. ft.



MAIN FLOOR  
**5,345** SQ.FT.





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LOCAL EXPERTISE MATTERS