



(RE/MAX Excellence)

# FOR SALE INDUSTRIAL LAND & BUILDING

85 & 89 Diamond Ave Spruce Grove, Alberta

SPRUCEGROVEINDUSTRIAL.COM



- Minutes from Edmonton and the Anthony Henday ring road via HWY #16A
- 10,558 SF of warehouse space plus over 18,000 SF of additional indoor storage and office
- Warehouse features: Air compressor lines throughout, overhead 1 ton hoist, 3 Phase 400 Amp power, high volume natural gas lines and drive through access
- Versatile property easily adapted to suit most industrial space requirements
- **SELLER FINANCING AVAILABLE!**

For more information please contact:

**Jeff Sutherland, Associate**

T 780.862.5397

E [jsutherland@remaxcomm.ca](mailto:jsutherland@remaxcomm.ca)

**Dean Drysdale, Associate**

T 780.953.4585

E [ddrysdale@remaxcomm.ca](mailto:ddrysdale@remaxcomm.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

**Site Size:** 3.26 Acres  
**Building Size:** Over 28,000 SF\*  
**Zoned:** M-1 General Industrial

Complete Property Information Available At  
[www.sprucegroveindustrial.com](http://www.sprucegroveindustrial.com)

**Asking Price: \$2,250,000**



For more information please contact:

**Jeff Sutherland, Associate**  
T 780.862.5397  
E [jsutherland@remaxcomm.ca](mailto:jsutherland@remaxcomm.ca)

**Dean Drysdale, Associate**  
T 780.953.4585  
E [ddrysdale@remaxcomm.ca](mailto:ddrysdale@remaxcomm.ca)

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.