

5,345 sf

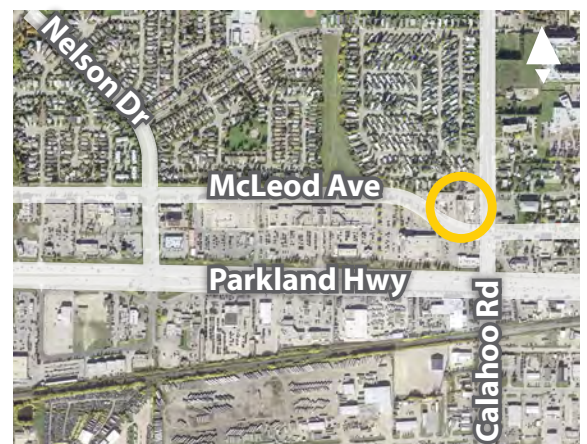
Full Main Floor



## RETAIL SPACE IN SPRUCE GROVE FOR LEASE

Centre 16 Professional Bldg.  
95 McLeod Avenue, Spruce Grove

» Prime location along McLeod Ave –  
main thoroughfare.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
CONTACT:

**Aline Schoepp**, ASSOCIATE

C: 780-910-6893

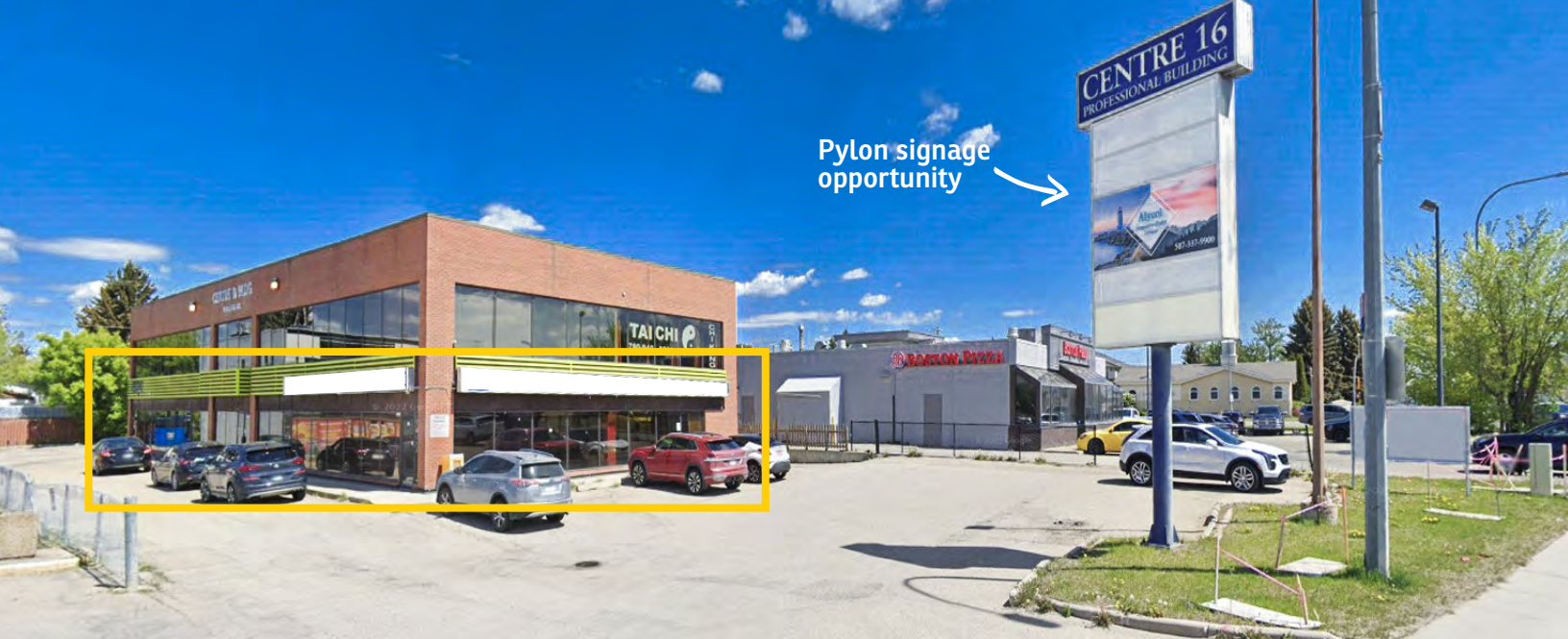
O: 780-463-3332

aschoepp@barclaystreet.com



TCN  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS



Pylon signage opportunity

## LEASE INFORMATION

MUNICIPAL ADDRESS:

95 McLeod Avenue, Spruce Grove

ZONING: C2 (Vehicle Oriented Commercial)

AVAILABLE FOR LEASE:

5,345 sq. ft. – Full main floor

AVAILABILITY: Immediate

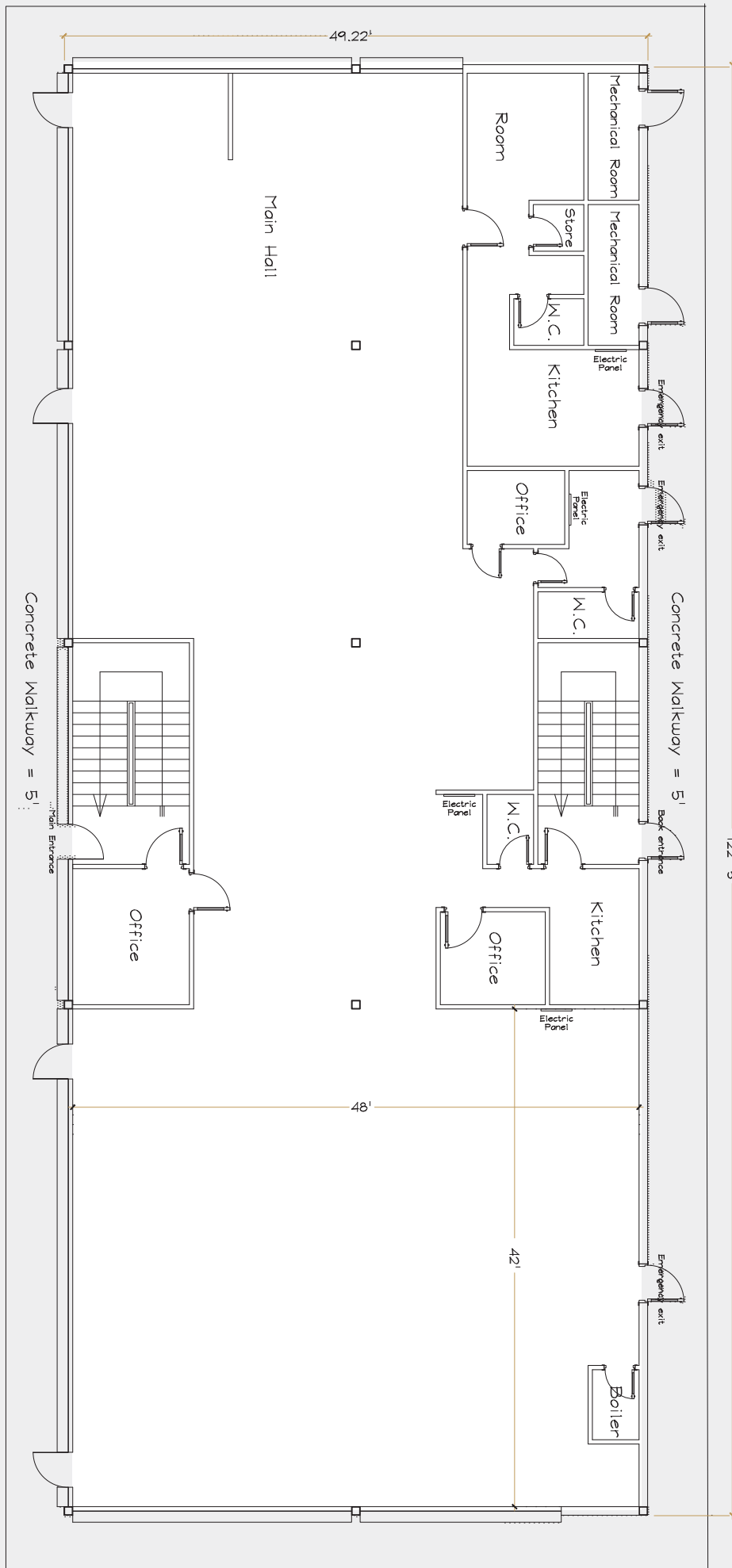
BUDGETED OPERATING COSTS:

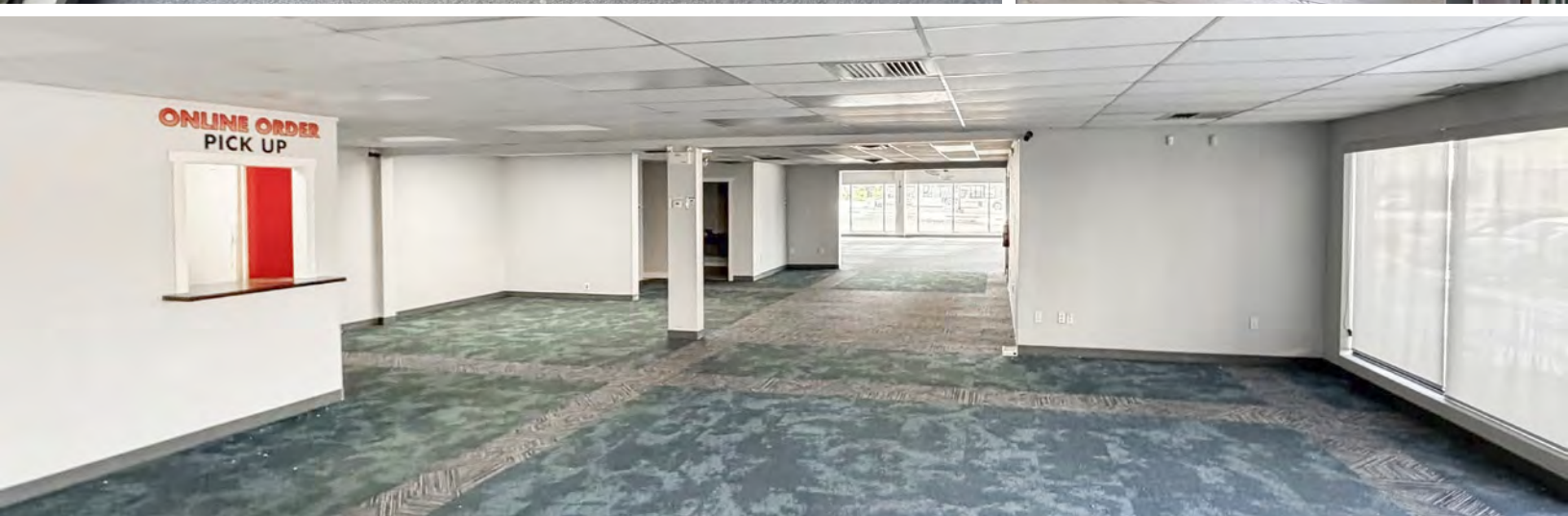
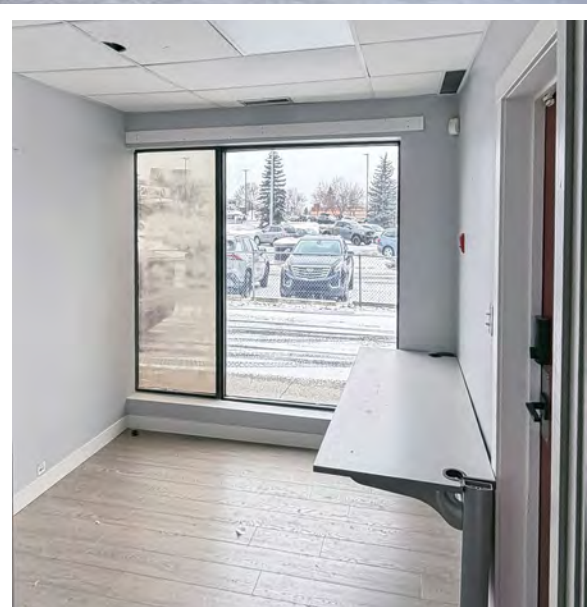
\$9.81 per sq. ft. (est., 2026)

LEASE RATE: \$17.00 per sq. ft.



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





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LOCAL EXPERTISE MATTERS