



# For Lease

**Shopping Centre spaces For Lease  
on Jennifer Heil Way in Spruce Grove,  
near the Tri-Leisure Centre**

- Access to Jennifer Heil Way and Highway 16
- Neighbouring tenants include: Tri Wellness Professional Building (GP clinic), Aerials Gymnastics, Boston Pizza, Subway and Brooklyn Tomato
- Leasable Areas:
  - ~~932 SF~~ LEASED
  - 1,962 SF
- Lease Rate: Market

## **Tri Leisure Village**

205 Jennifer Heil Way  
Spruce Grove, AB

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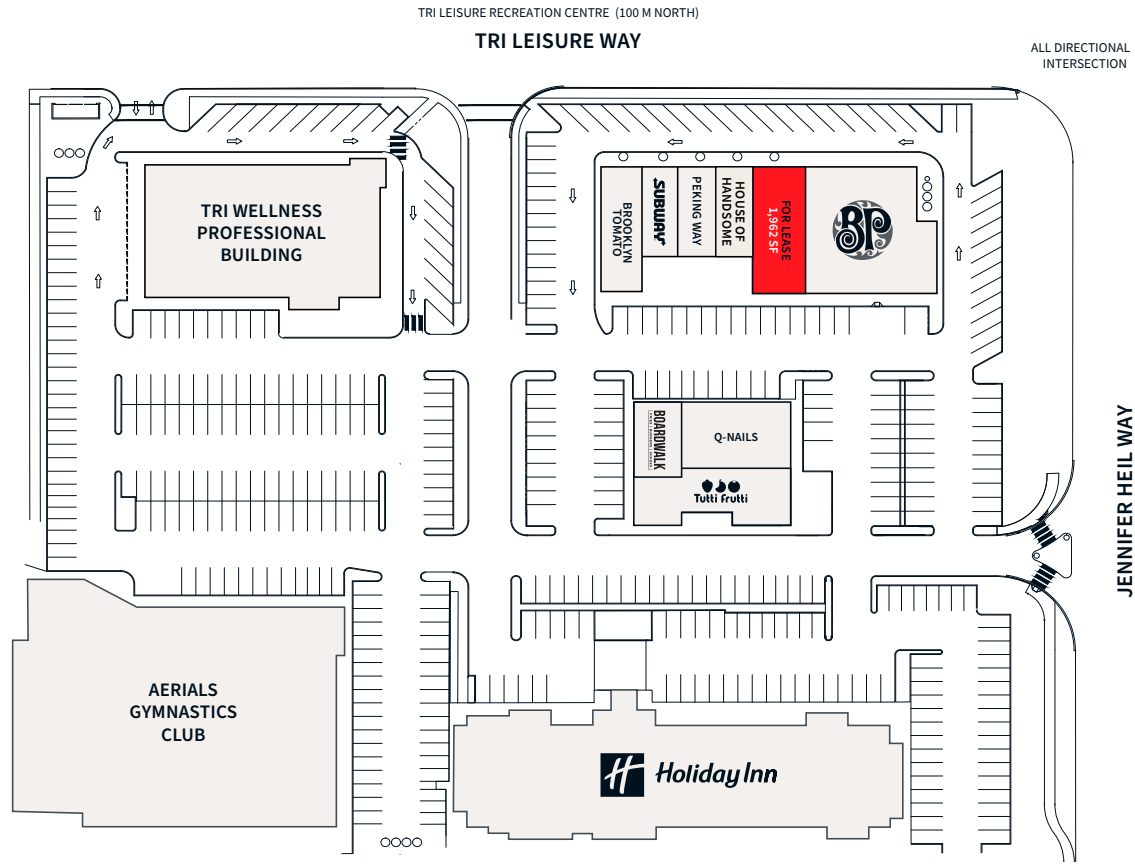
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## Area Demographics (Stony Plain & Spruce Grove)



Average Household Income (2019)  
\$119,901

Projected Household Income (2024)  
\$138,111



Total Population (2019)  
59,003

Projected Population (2024)  
66,662



## Property Details

- Leasable Areas:
  - 932 SF - LEASED
  - 1,962 SF
- Parking:
  - 118 Stalls
- Zoning:
  - DC - Direct Control

# Tri Leisure Shopping Centre

For Lease —  
Tri Leisure Village, Spruce Grove



FOR LEASE — Former Sweet Street (1,962 SF) and former Rush Nutrition (1,380 SF)



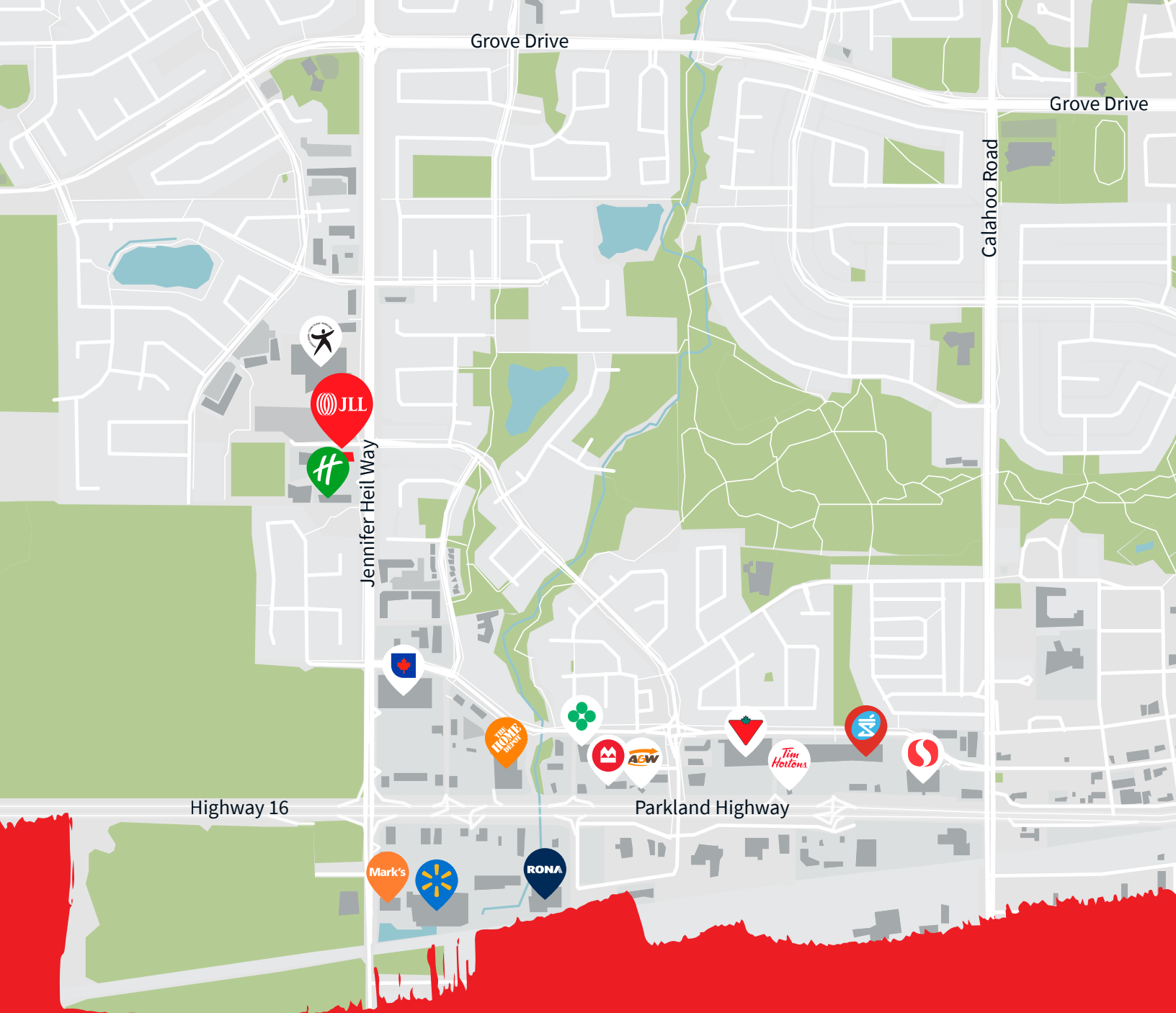
FOR LEASE — 932 SF



TRI WELLNESS PROFESSIONAL BUILDING



TRI LEISURE CENTRE AERIAL



## Contact Us

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