

**AVISON
YOUNG**

FOR SALE

60 MANITOBA COURT

SPRUCE GROVE, AB



9,453 SQUARE FEET ON 1.63 ACRES



Low site coverage



Fully fenced, gated, and secured yard with landscaping



Quick access to Campsite Road, Diamond Ave, and Hwy 16A

Bryce Williamson
Principal
+1 587 882 9755
bryce.williamson@avisonyoung.com

Grant Ranslam
Principal
+1 780 702 5853
grant.ranslam@avisonyoung.com

Emily Wolski
Associate, Brokerage Services
+1 780 224 2754
emily.wolski@avisonyoung.com

60 MANITOBA COURT

SPRUCE GROVE, AB

- 

LEGAL DESCRIPTION
Plan 1520412, Block 1, Lot 5
- 

SITE SIZE
1.63 Acres
- 

ZONING
IM - Medium Industrial
- 

BUILDING SIZE
9,543 SF
- 

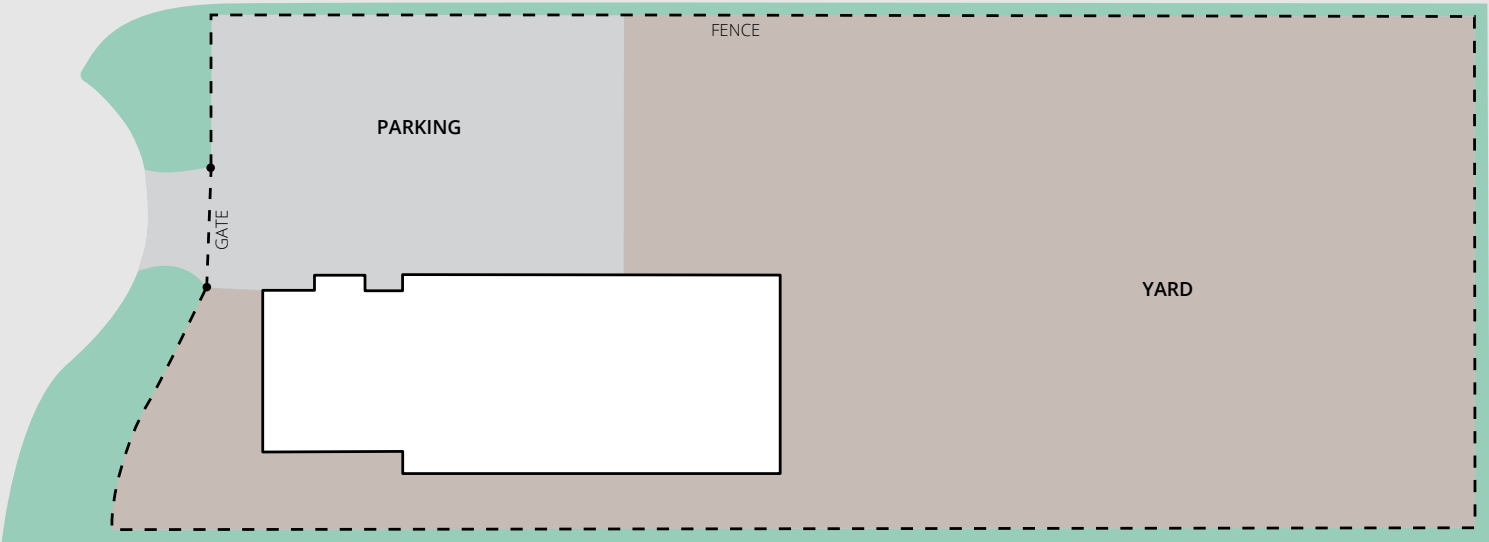
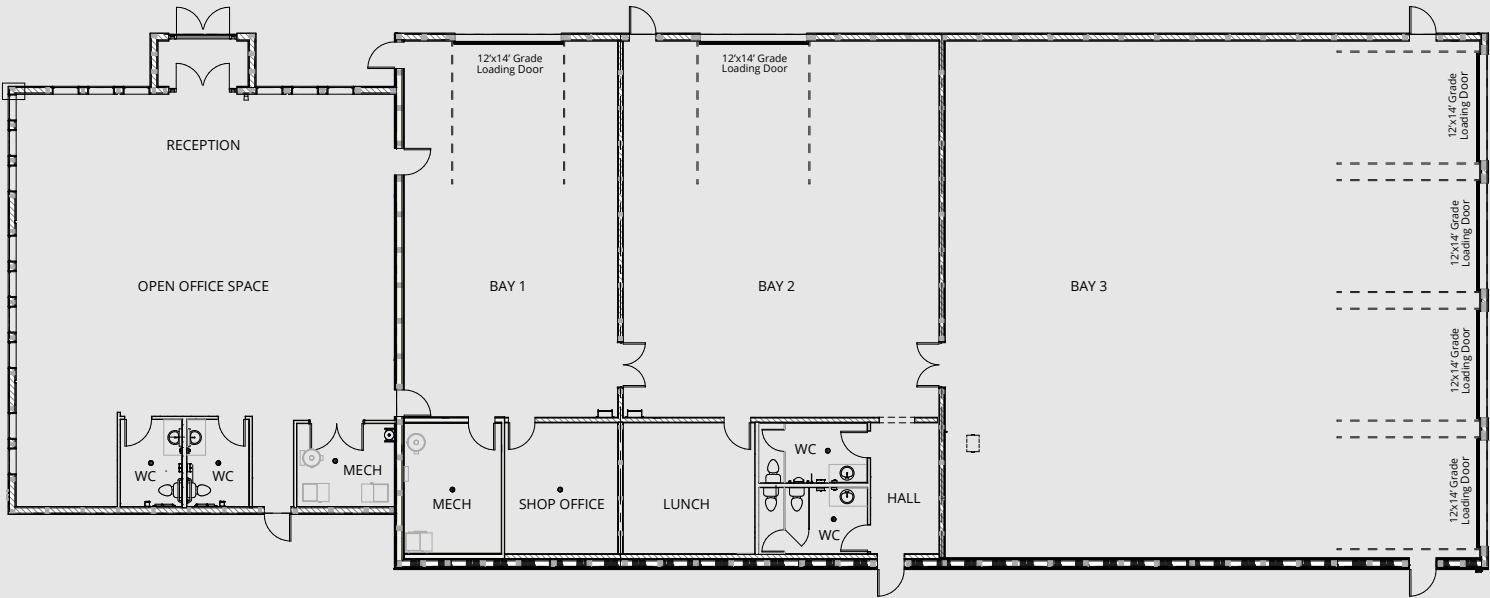
LOADING
(6) 12'x14' Grade Loading Doors
- 

POWER
TBC
- 

CEILING HEIGHT
20'
- 

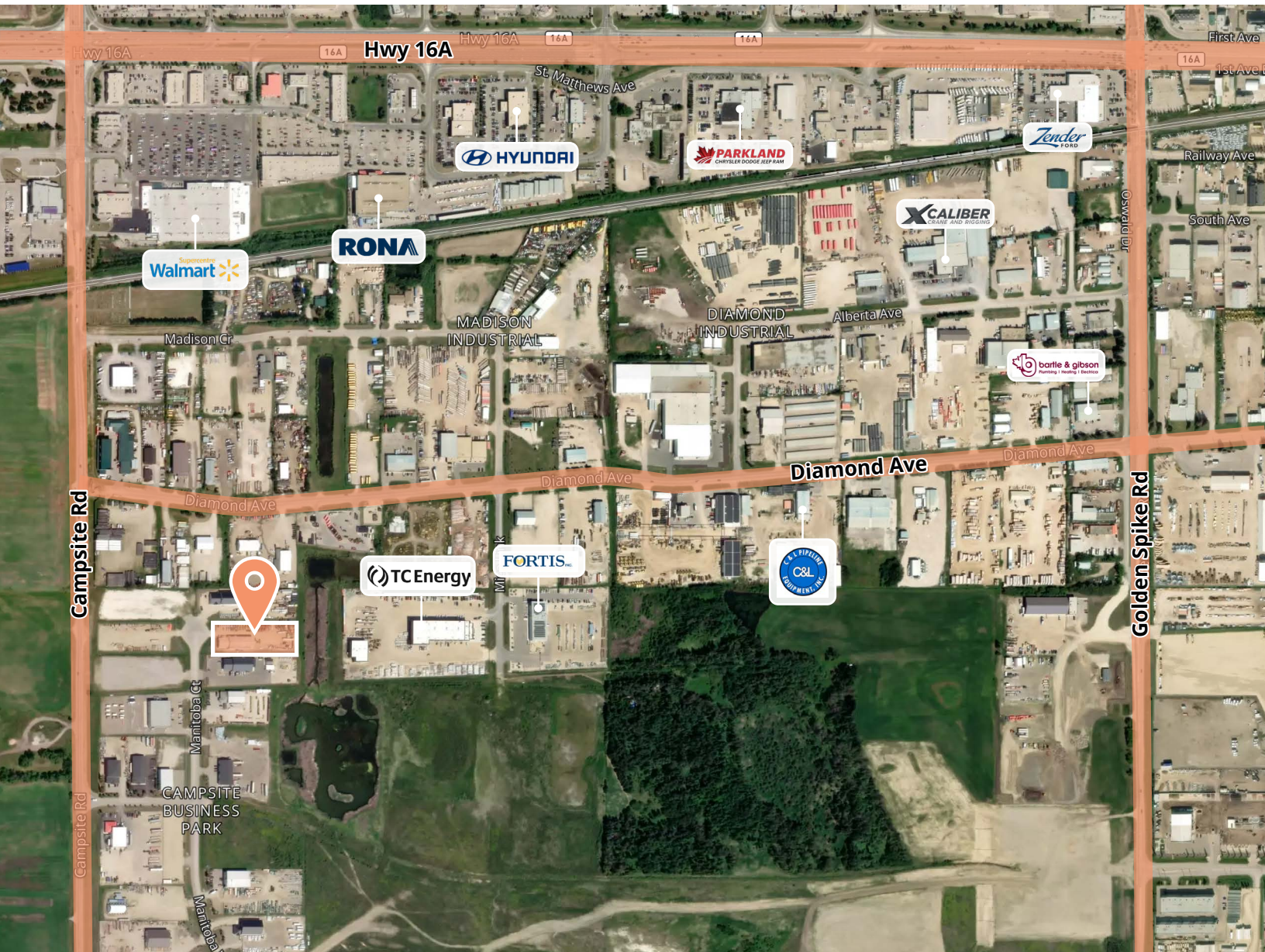
TAXES
\$33,054.30 (2025)

LIST PRICE
\$2,425,000



FOR SALE

60 MANITOBA COURT, SPRUCE GROVE, AB



GET IN TOUCH

Bryce Williamson
Principal
+1 587 882 9755
bryce.williamson@avisonyoung.com

Grant Ranslam
Principal
+1 780 702 5853
grant.ranslam@avisonyoung.com

Emily Wolski
Associate, Brokerage Services
+1 780 224 2754
emily.wolski@avisonyoung.com

Visit us online
avisonyoung.com

©2026 Avison Young Commercial Real Estate Services, LP, Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young.

**AVISON
YOUNG**