

Specialty Condo For Sale

MOODY'S

Royal LePage Magna

201-6043 Andrews Way SW Edmonton, AB T6W3S9

FULLY LEASED TRIPLE-NET COMMERCIAL I...

Specialty Condo For Sale

20 McLeod Avenue, Spruce Grove, AB, T7X 3Y1

Prepared on August 21, 2026

1 of 1 Listings



Listing Details | Specialty Condo For Sale

Suite	7
Secondary Uses	Retail
Condo	Yes
Total Available Space	1,068 SF
Asking Price	\$448,500
Listing Price Per SF	\$419.94
Cap Rate (Actual)	-
Possession	30 Days

Show Instructions	Call broker
Vacant	No
Available Date	Now
Date Listed	8/21/2026
Last Modified	8/21/2026
Listing ID	45499239
Parking Spaces	-

Description

Add a strategically located commercial asset to your investment portfolio with this approximately 1,068 sq. ft. multi-use commercial condominium in the growing community of Spruce Grove. This unit is being offered as an investment property only and is currently occupied by an established business under a triple-net lease. The tenant intends to remain in place, providing the purchaser with immediate rental income from the date of possession and eliminating the need to locate a new tenant. Under the triple-net lease structure, the tenant is responsible for the property's operating costs as outlined in the lease, helping reduce the owner's day-to-day management responsibilities and providing a more predictable commercial investment. Positioned in a high-traffic and highly visible location, the property benefits from strong exposure, convenient accessibility, and versatile commercial use. Spruce Grove continues to experience residential and commercial growth, making this an attractive opportunity for investors seeking a well-located asset with long-term holding potential.

PROPERTY HIGHLIGHTS:

- Approximately 1,068 sq. ft. of versatile commercial space
- Fully leased to an established business
- Triple-net lease structure
- Immediate rental income for the purchaser
- Business intends to remain in the premises
- High-traffic location with excellent exposure
- Limited day-to-day landlord management
- Opportunity for long-term property appreciation
- Suitable for an individual investor, corporation, or commercial real estate portfolio

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-Located in the growing and thriving community of Spruce Grove

This is an excellent opportunity to acquire a fully leased commercial property with an established tenant already in place. Ideal for an investor seeking immediate income, a manageable commercial asset, and the potential for long-term portfolio growth.

Property Features

Location Details

Address	20 McLeod Avenue, Spruce Grove, AB,...	Name	20 McLeod Ave
County	Parkland		

Building Details

Sub Type	-	Land Size	-
Building Status	-	Year Built/Renovated	-
Building Size	-	Occupancy Type	-

Property Listings

1 Listing | 1,068.02 SF | \$448,500

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	Yes	Specialty	7	1,068.02 SF	\$448,500	Now

Additional Photos

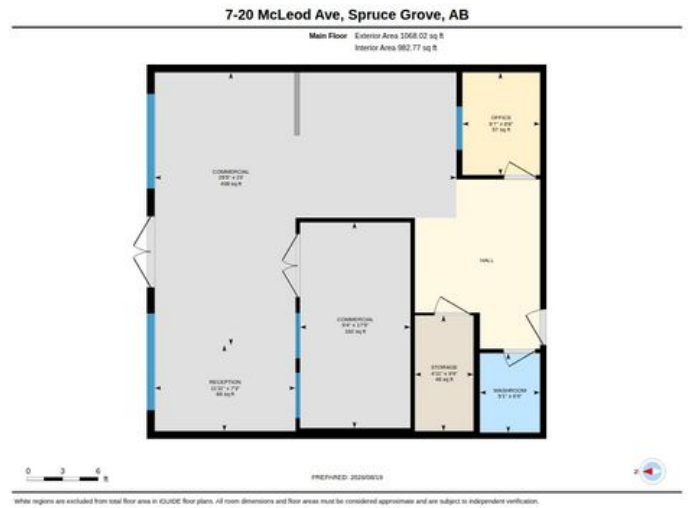












7-20 McLeod Ave, Spruce Grove, AB

Main Floor Exterior Area 2068.02 sq ft
Interior Area 982.77 sq ft



0 3 6
feet
PREPARED: 2020/05/13
Where regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Contact



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