

New Development

2,700 sf

Medical / Retail



MEDICAL / RETAIL SPACE IN SPRUCE GROVE FOR LEASE

1 Ballpark Way
Spruce Grove

- » Direct exposure on Highway 16A.
- » Part of major new development east of Pioneer Road, which will include Myshak Metro Ballpark.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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#not in my city





LEASE INFORMATION



Daycare and a liquor store already exist on site.
No additional daycare or a liquor store are available at this location.

ADDRESS: 1 Ballpark Way, Spruce Grove

LEGAL: Plan 2422002; Block 2; Lot 3A;

ZONING: C2 (Vehicle Oriented Commercial)

AVAILABLE FOR LEASE:

BUILDING 1:
2,700 sq. ft.

AVAILABILITY:

Scheduled for fixturing Q4 2026

PARKING:

Total 53 total parking stalls on site
(shared between buildings 1 and 2).

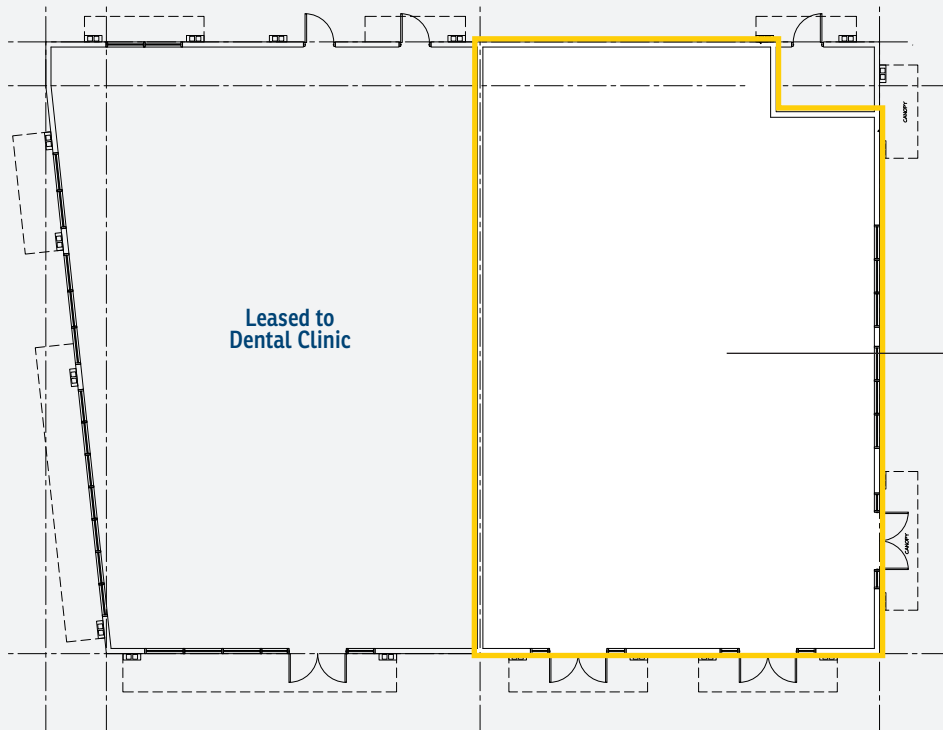
OP. COSTS: \$12.50 per sq. ft. (2026, est.)

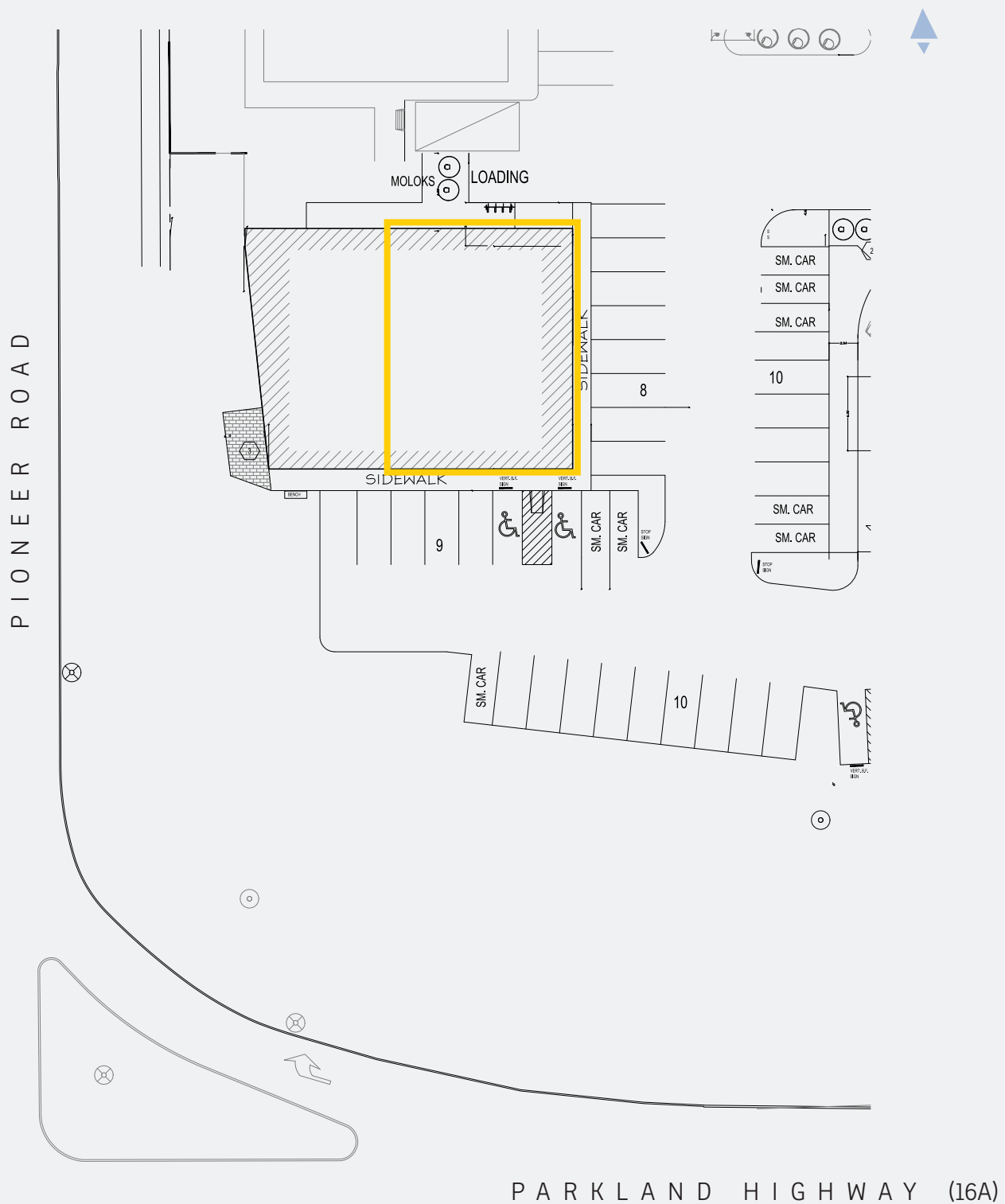
NET RENT: Market

BUILDING 1 (Under construction)



BUILDING 2 (Under construction)





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