

# \$ - #119 3 Ballpark Way, Spruce Grove

MLS® #E4368536

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0 Bedroom, 0.00 Bathroom, 2,270 sqft  
Retail

Fenwyck, Spruce Grove, Alberta

Prime retail opportunity at Pioneer Crossing in the heart of Spruce Grove's brand new Ballpark District! 1500 +/- sq ft space located at the crossroads of Highway 16A and Pioneer road with direct highway access and only 7 minutes West of Edmonton. High traffic volume- 25,000+/- vehicles per day. Excellent visibility & exposure with plenty of new residential construction. Located next to the future Metro Ballpark, a brand new state-of-the-art baseball facility with plans of a Field House as well as an outdoor amphitheater. Perfect opportunity to start or expand your business in the ultimate up and coming location in Spruce Grove. Zoned C-2 Vehicular Oriented Traffic. (id:6289)

Built in 2023

## Essential Information

Listing #	E4368536
Bathrooms	0.00
Square Footage	2,270
Year Built	2023
Type	Retail

## Community Information

Address	#119 3 Ballpark Way
Subdivision	Fenwyck
City	Spruce Grove
Province	Alberta



Postal Code T7X3M1

## **Listing Details**

Listing Office Royal LePage Noralta Real Estate

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