

## \$0 - 228 636 King Street, Spruce Grove

MLS® #E4337917

**\$0**

0 Bedroom, 0.00 Bathroom,  
Office on 0.00 Acres

None, Spruce Grove, AB

This second floor unit is ideal office space. This 1,834+/- square foot space can be combined with adjoining unit for a total of 3,411+/- square feet. Located at the intersection of Grove Drive and King Street, this property is easily accessible. Large windows allow for lots of natural light along north and east walls. Welcoming lobby has stairs and elevator access to the second floor. Shared washroom available on second floor. Other tenants include restaurants, preschool, daycare, personal services, chiropractor, dentist and dental hygienist. Permitted uses include: health services, personal services, professional and office service as well as retail sales. Zoned C3 - Neighbourhood Retail and Service.

Built in 2008

### Essential Information

|            |          |
|------------|----------|
| MLS® #     | E4337917 |
| Bathrooms  | 0.00     |
| Acres      | 0.00     |
| Year Built | 2008     |
| Type       | Office   |
| Status     | Active   |

### Community Information

Address 228 636 King Street



|             |              |
|-------------|--------------|
| Area        | Spruce Grove |
| Subdivision | None         |
| City        | Spruce Grove |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T7X 4K5      |

### Exterior

|              |                     |
|--------------|---------------------|
| Exterior     | Block, Metal, Mixed |
| Construction | Block, Metal, Mixed |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2023 |
| Days on Market | 723              |
| Zoning         | Zone 91          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 18th, 2025 at 4:32am MDT