



Zoning:	Vehicle Oriented Commercial (C2)
Available Space:	Approx. 4,749 sq. ft.
Estimated Op. Costs (2025):	\$12.70/sq.ft. (water incl.)
Rental Rate:	\$26.00/sq.ft. Net

For more information, please contact:

New Ave Property Management Corp.

Kim Bilodeau, Associate, Senior Property Manager

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Cell: 587 – 735 – 4376

Mike Lachman, Associate, Property Manager

Email: mike@newavepmc.ca

Cell: 780 – 554 – 8547

Property Highlights



Located in a high-traffic area.



Ease of access for customers and suppliers.



Ample parking spaces, allowing ease of access for both customers and employees.



Zoning offers flexibility for a range of commercial businesses, providing diverse opportunities in a high-traffic, accessible location.

ADDITIONAL INFORMATION

Calahoo Square
#60 98 McLeod Ave
Spruce Grove, AB T7X 1R2

Legal Address : Plan 762.311 Block 2 Lot 1

Municipal Address : #60 98 McLeod Ave

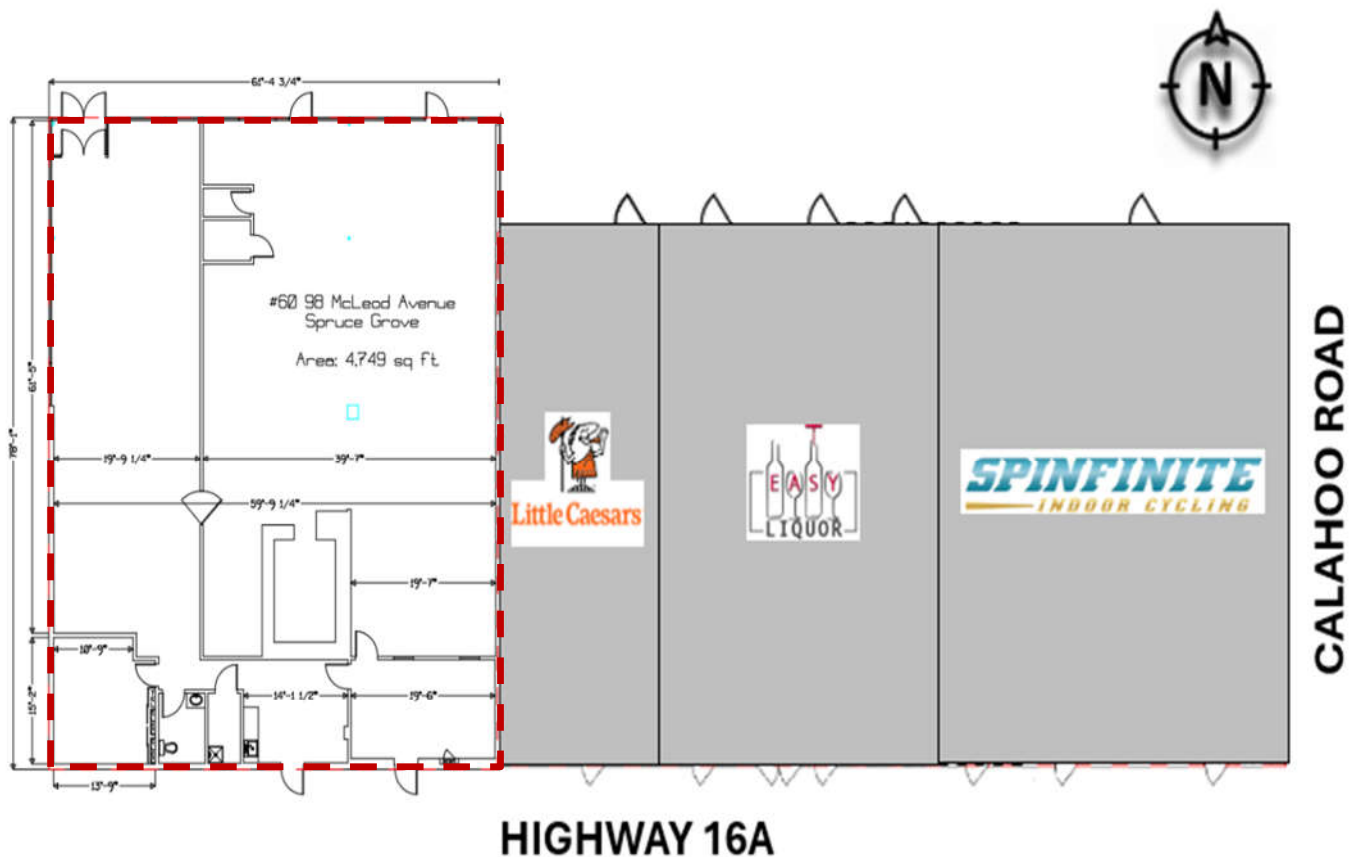
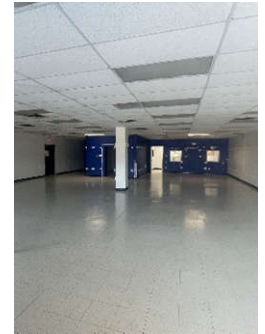
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Availability : Immediate



CONTACT US



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