

\$0 - 119 3 Ballpark Way, Spruce Grove

MLS® #E4368536

\$0

0 Bedroom, 0.00 Bathroom,
Retail on 0.00 Acres

Fenwyck, Spruce Grove, AB

Prime retail opportunity at Pioneer Crossing in the heart of Spruce Grove's brand new Ballpark District! 1900 +/- 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.

Built in 2023

Essential Information

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|------------|----------|
| MLS® # | E4368536 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Retail |
| Status | Active |

Community Information

| | |
|---------|--------------------|
| Address | 119 3 Ballpark Way |
| Area | Spruce Grove |



| | |
|-------------|--------------|
| Subdivision | Fenwyck |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 3M1 |

Exterior

| | |
|--------------|--------------------------------|
| Exterior | Wood Frame, Metal, Steel Frame |
| Construction | Wood Frame, Metal, Steel Frame |

Additional Information

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|----------------|---------------------|
| Date Listed | December 28th, 2023 |
| Days on Market | 478 |
| Zoning | Zone 91 |

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Listing information last updated on April 19th, 2025 at 3:47am MDT