

\$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

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

Date Listed	December 28th, 2023
Days on Market	462
Zoning	Zone 91

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Listing information last updated on April 3rd, 2025 at 6:32pm MDT