

New Development

1,500 – 3,100 sf

Medical / Retail



## MEDICAL / RETAIL SPACE IN SPRUCE GROVE FOR LEASE

1 Ballpark Way  
Spruce Grove

- » Direct exposure on Highway 16A.
- » Part of major new development east of Pioneer Road, which will include Myshak Metro Ballpark.



FOR MORE  
INFORMATION OR  
TO VIEW, PLEASE  
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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

LOCAL  
EXPERTISE  
MATTERS









## LEASE INFORMATION



Daycare and a liquor store already exist on site.  
No additional daycare or a liquor store are available at this location.

ADDRESS: 1 Ballpark Way, Spruce Grove

LEGAL: Plan 2422002; Block 2; Lot 3A;

ZONING: C2 (Vehicle Oriented Commercial)

AVAILABLE FOR LEASE:

BUILDING **1**: 1,500 – 3,100 sq. ft.

- Area is demisable to 1,500 sf and 1,600 sf and is negotiable

AVAILABILITY:

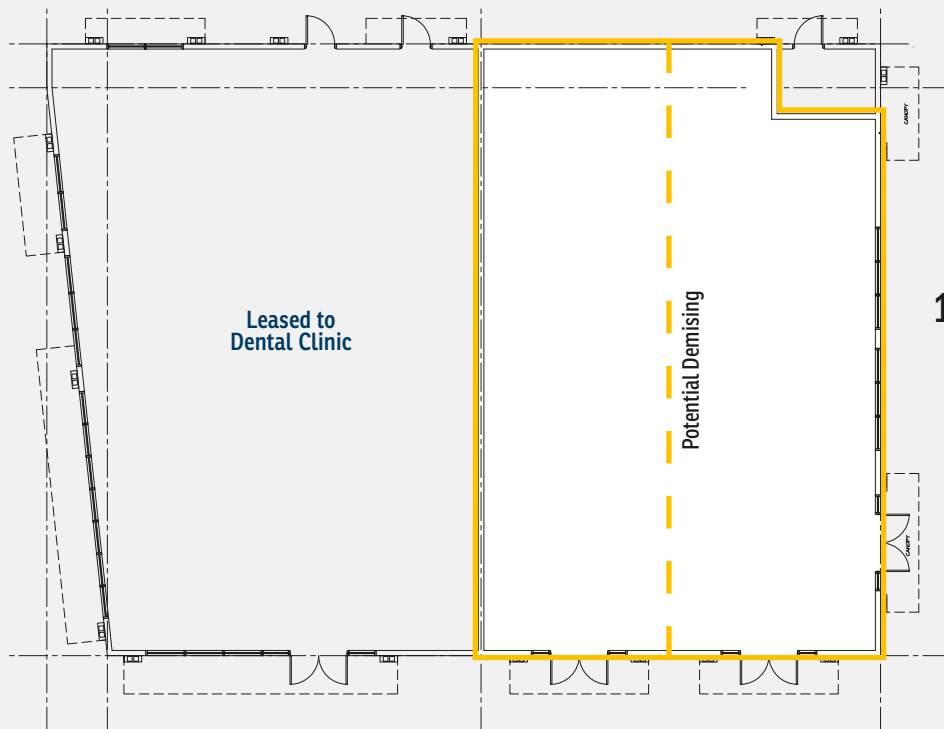
Scheduled for fixturing Q1 2026

PARKING:

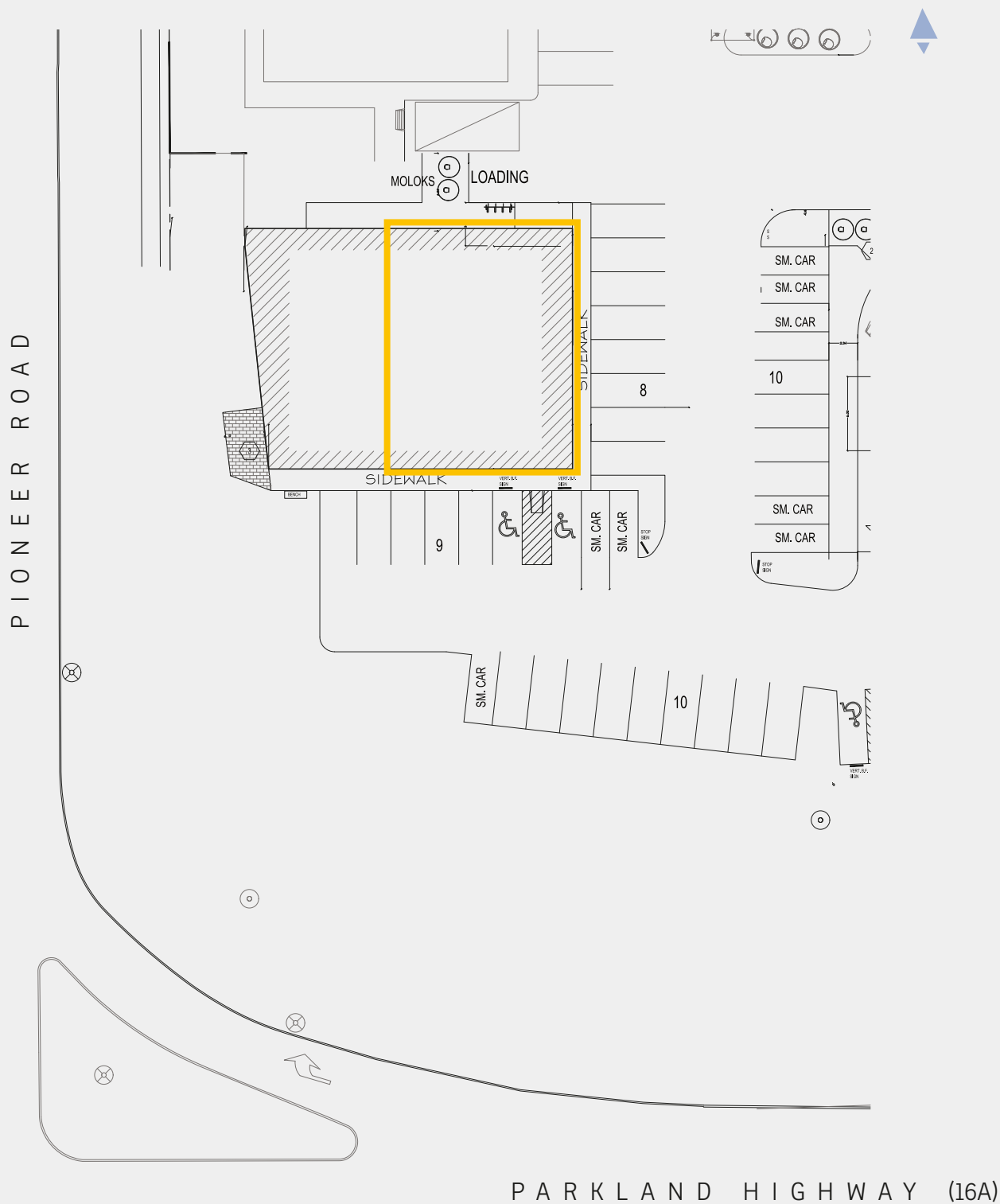
Total 53 total parking stalls on site (shared between buildings **1** and **2**).

OP. COSTS: TBD

NET RENT: Market



Available  
**1,500 – 3,100** SQ.FT.



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