

3,158 sf

Unit 110

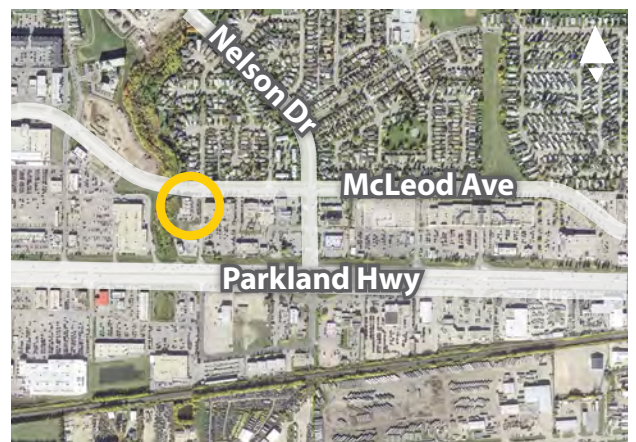


RETAIL / OFFICE SPACE IN SPRUCE GROVE FOR LEASE

Karo Centre

8 McLeod Avenue, Spruce Grove

» Located along McLeod Ave – main thoroughfare.



FOR MORE
INFORMATION OR
TO VIEW, PLEASE
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**BARCLAY
STREET**
REAL ESTATE

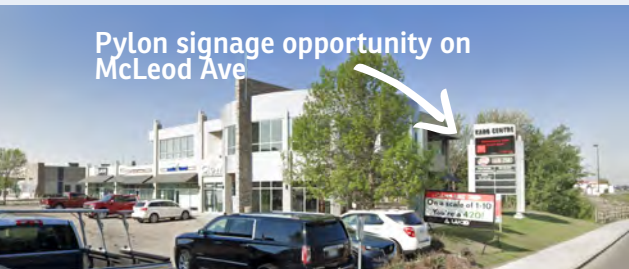
TCN
WORLDWIDE
REAL ESTATE SERVICES

LOCAL
EXPERTISE
MATTERS



- » Located along McLeod Ave – main thoroughfare.
- » Shadow anchored by Sobeys

Pylon signage opportunity on McLeod Ave



LEASE INFORMATION

MUNICIPAL ADDRESS:
8 McLeod Avenue, Spruce Grove

LEGAL ADDRESS:
Plan 0220131; Block 9; Lot 22

ZONING: C2 (Vehicle Oriented Commercial)

AVAILABLE FOR LEASE:
3,158 sq. ft. – Unit 110

AVAILABILITY: Immediate

BUDGETED OPERATING COSTS:
\$10.00 per sq. ft. (est.)
Gas and power are separately metered.

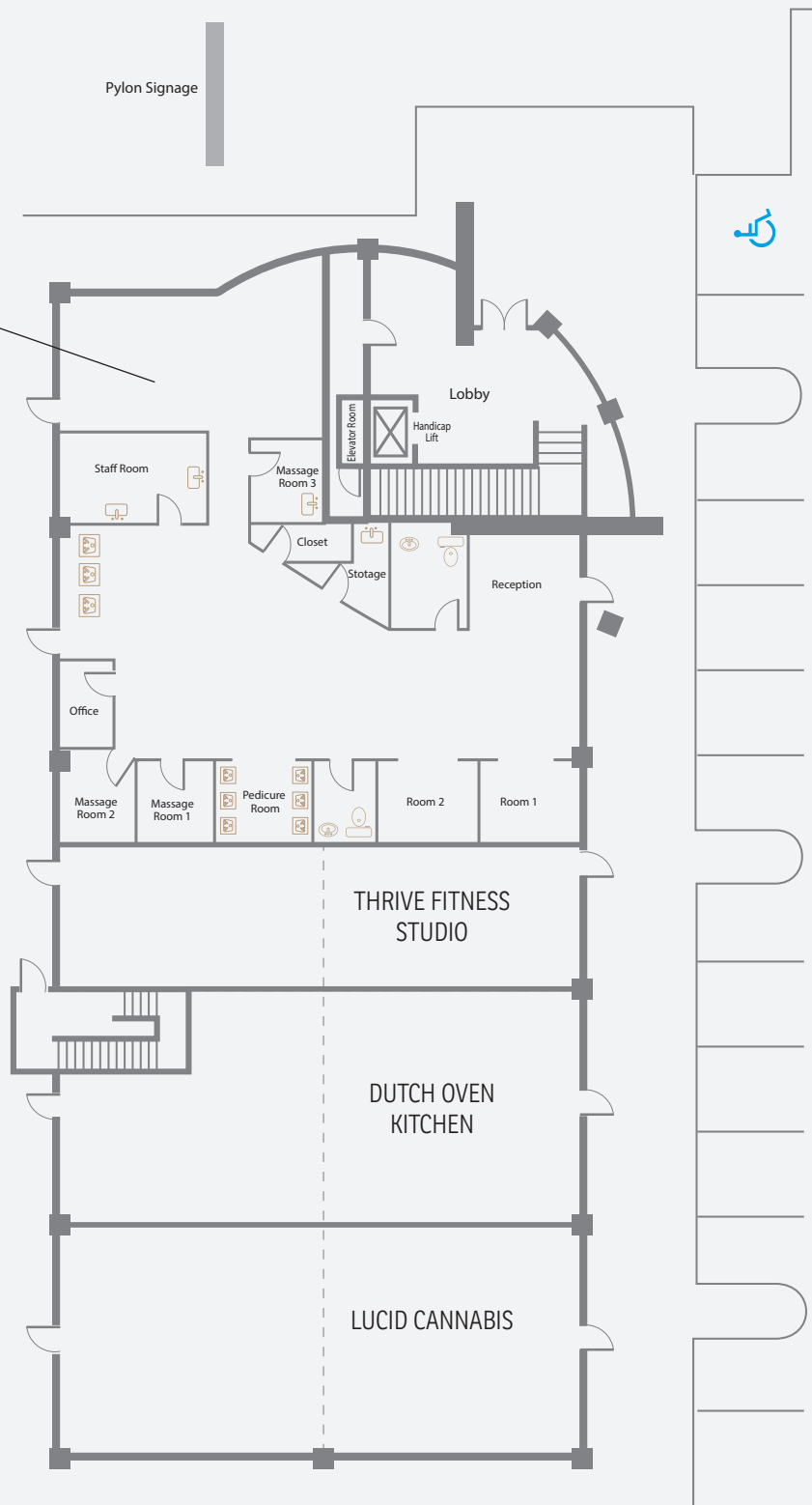
NET RENT: \$28.00 per sq. ft.





McLEOD AVENUE

UNIT 110
3,158 SQ.FT.

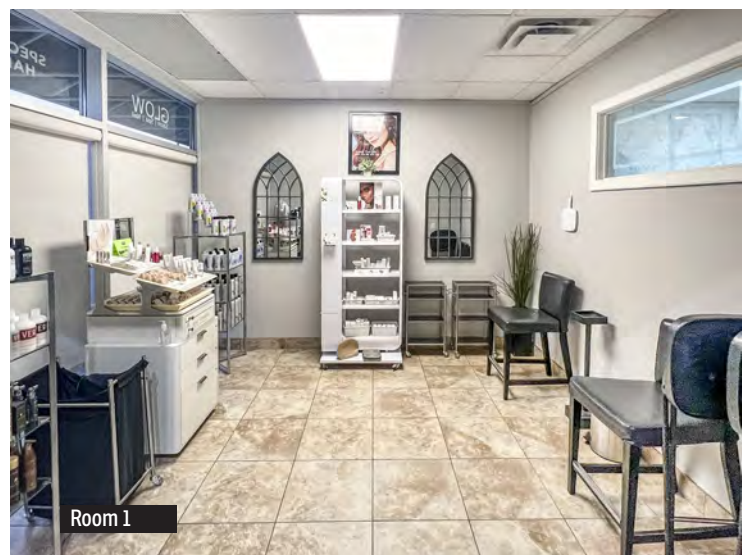




Main area



Reception



Room 1



Main area



Pedicure room

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