\$1,295,000 - 70 Oswald Drive, Spruce Grove

MLS® #E4406811

\$1,295,000

0 Bedroom, 0.00 Bathroom, Industrial on 0.00 Acres

Diamond Industrial Park, Spruce Grove, AB

Investment Opportunity! This 6 - Unit, +/-11,000Sf retail/industrial building has been recently completely renovated and brought up to code with new electrical panels, firewalls (throughout), aluminum capping on all windows and doors, 2 HVAC units, eavestroughs, interior and exterior doors, tin roof, 6000 BTU boiler & much more. With exposure to 11,000+ vehicles per day along a Golden Spike Rd and enough excess land to build an addition to the building, as well as a Cap Rate in the mid to low 9's this makes for a great property to add to an investment portfolio. This property is located in the heart of the Spruce Grove industrial area. Zoned M1 - General Industrial



Essential Information

MLS® # E4406811 Price \$1,295,000

Bathrooms 0.00 Acres 0.00 Year Built 1978

Type Industrial

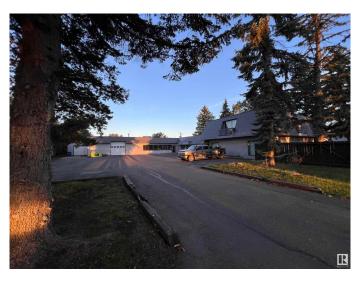
Status Active

Community Information

Address 70 Oswald Drive







Area Spruce Grove

Subdivision Diamond Industrial Park

City Spruce Grove

County ALBERTA

Province AB

Postal Code T7X 1E6

Exterior

Exterior Wood Frame
Construction Wood Frame

Additional Information

Date Listed September 16th, 2024

Days on Market 275

Zoning Zone 91

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Listing information last updated on June 18th, 2025 at 8:17am MDT