

# \$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

Built in 1978

## 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	334
Zoning	Zone 91

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Listing information last updated on August 16th, 2025 at 2:17am MDT