

\$ - #215 3 Ballpark Wy, Spruce Grove

MLS® #E4449458

\$

0 Bedroom, 0.00 Bathroom, 1,922 sqft

Retail

Fenwyck, Spruce Grove, Alberta

Prime retail opportunity in the heart of Spruce Grove's Ballpark District! Be part of the growing Pioneer Crossing development with this 1922+/- sq ft high-exposure retail space, ideally located at the busy intersection of Highway 16A and Pioneer Road. This rapidly expanding area is home to significant residential growth and is just minutes from Edmonton's West end. Daily traffic volumes exceed 25,000 vehicles, offering excellent visibility and accessibility. Located next to the future Myshak Metro Ballpark and planned fieldhouse and outdoor amphitheater, this modern space presents the perfect opportunity to establish or expand your footprint in a high demand corridor. Zoned C2 - Highway Commercial, the building is designed for maximum flexibility and exposure. Already on site are a Tim Hortons, hair salon, nail salon, and liquor store. Join an exciting new development and secure your space in one of Spruce Grove's most anticipated commercial hubs (id:6289)

Built in 2023

Essential Information

Listing #	E4449458
Bathrooms	0.00
Square Footage	1,922
Year Built	2023
Type	Retail



Community Information

Address #215 3 Ballpark Wy
Subdivision Fenwyck
City Spruce Grove
Province Alberta
Postal Code T7X3M1

Listing Details

Listing Office Royal LePage Noralta Real Estate



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Listing information last updated on October 26th, 2025 at 9:46am PDT