

FOR LEASE

OFFICE/RETAIL



WESTGROVE PROFESSIONAL BUILDING

131 First Avenue Spruce Grove, AB

Property Description

Remax Excellence Commercial is pleased to present this 28,615 square feet free-standing building for lease. The three-story structure is competitively priced and includes both underground and surface parking facilities. Recent repairs have been carried out on essential components, including the roof, elevator, boiler, and HVAC units. The property offers direct exposure along Highway 16A, and there is the option for pylon signage.

\$18.00 SF/YR

LEASE RATE

28,615 SF

BUILDING SIZE

841 - 7,573 SF

LEASABLE SPACE

Dean Drysdale

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#1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019, & 2021*

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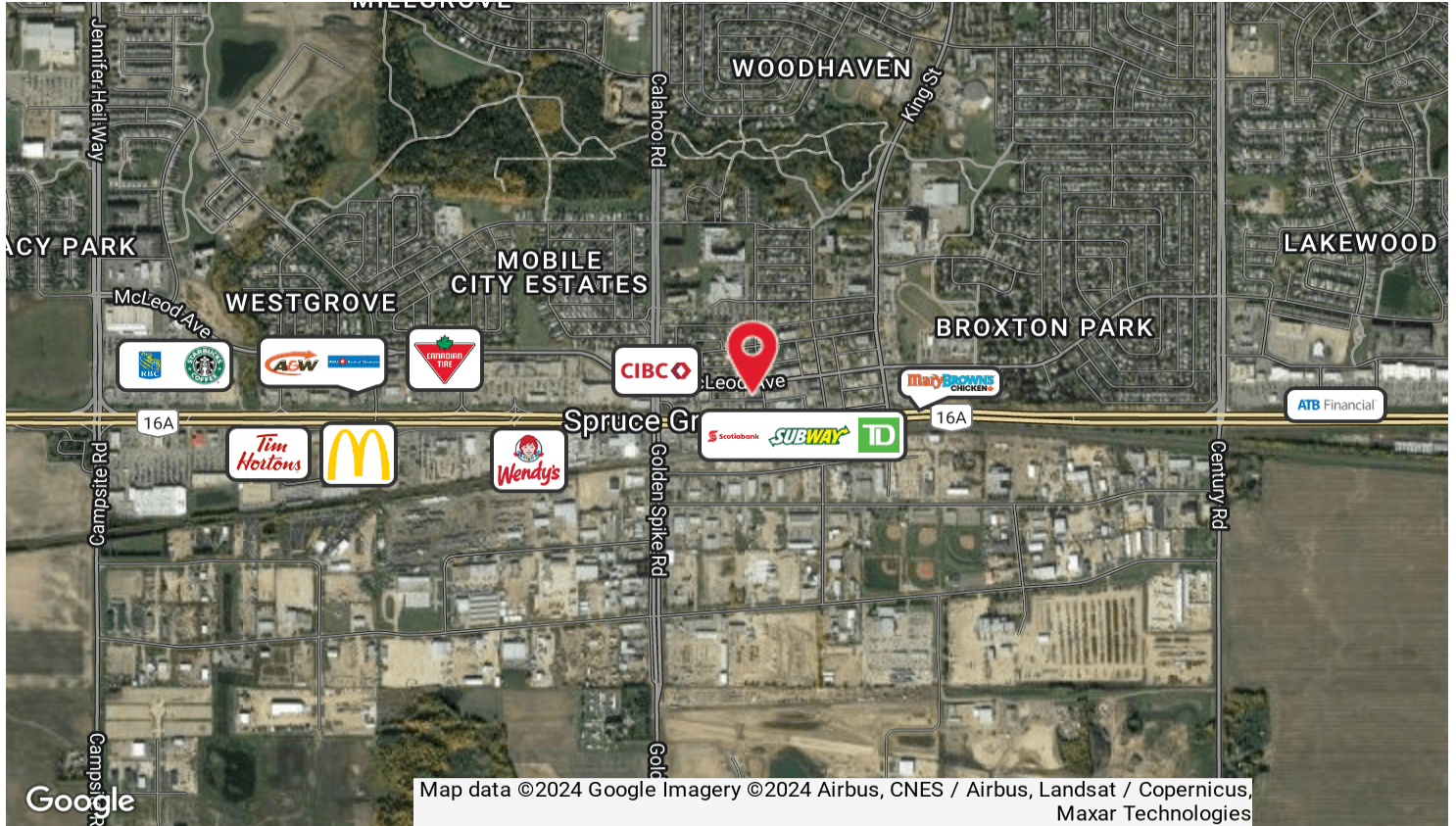
The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements should be independently verified by the Purchaser/Tenant. *based on commercial commissions 2017, 2018, 2019, & 2021.

PROPERTY FEATURES

Address:	131 First Avenue Spruce Grove, AB
Legal:	Plan 2336KS, Block 13, Lot A
Zoning:	C1-City Centre Commerical District
Building Leasable Area:	Main Floor: 9,159 SF Second Floor: 9,058 SF Third Floor: 10,038 SF
Land Area:	18, 204 SF
Parking:	Approx 40 underground stalls & 35 surface stalls.



DEMOGRAPHICS MAP & REPORT



Population

Total Population	17,048 Residents
Daytime Population	17,215 Residents
Growth Rate (2017-2022)	10.0% Growth
Projected Growth (2022-2027)	10.0%
Age (0-19 Years)	24.2%
Age (20-39 Years)	29.0%
Age (40-59 Years)	24.0%
Age (60+ Years)	22.8%

Income

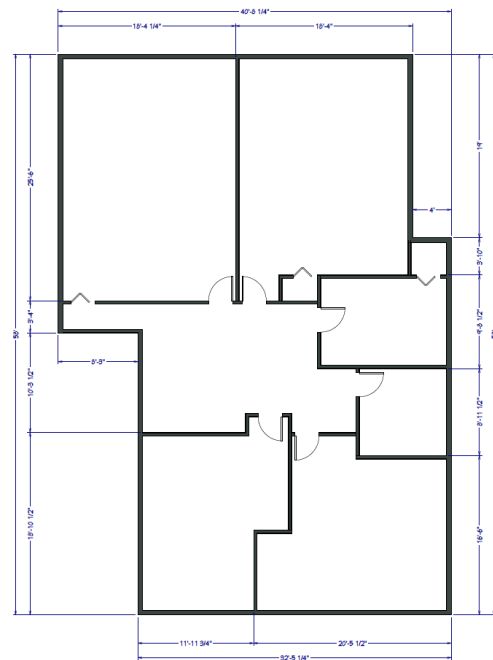
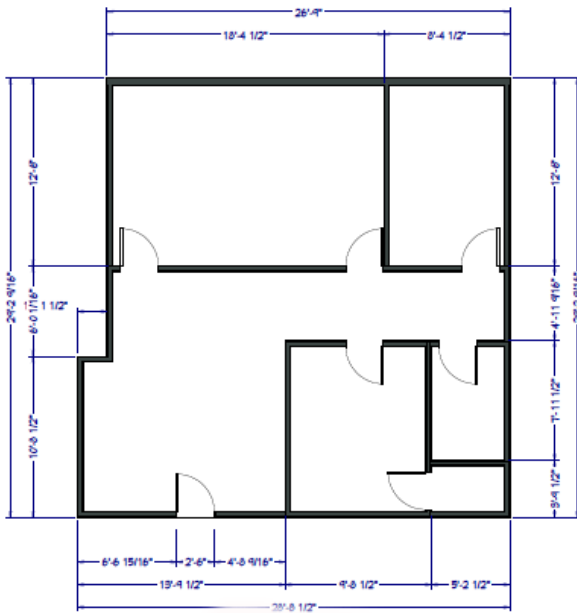
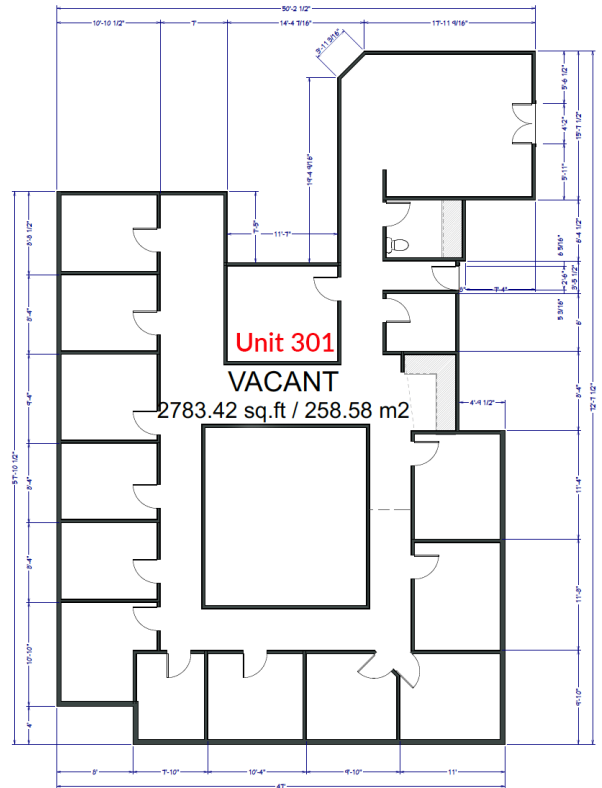
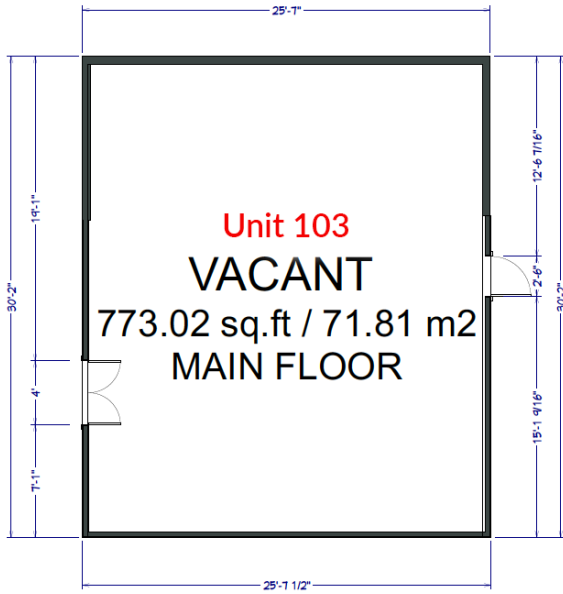
Average HH Income: \$110,485

24.5% of households earn between \$60,000 and \$100,000

45.7% of households earn more than \$100,000

* Demographic data derived from 2020 ACS - US Census

FLOOR PLANS



Unit 303
VACANT

782.82 sq.ft / 72.72 m2

Unit 307

VACANT

2035.15 sq.ft / 189.06 m2

FLOOR PLANS CONTINUED

