

# FREESTANDING BUILDING OPPORTUNITY

180 KING STREET,  
SPRUCE GROVE, AB

**Brett Killips**

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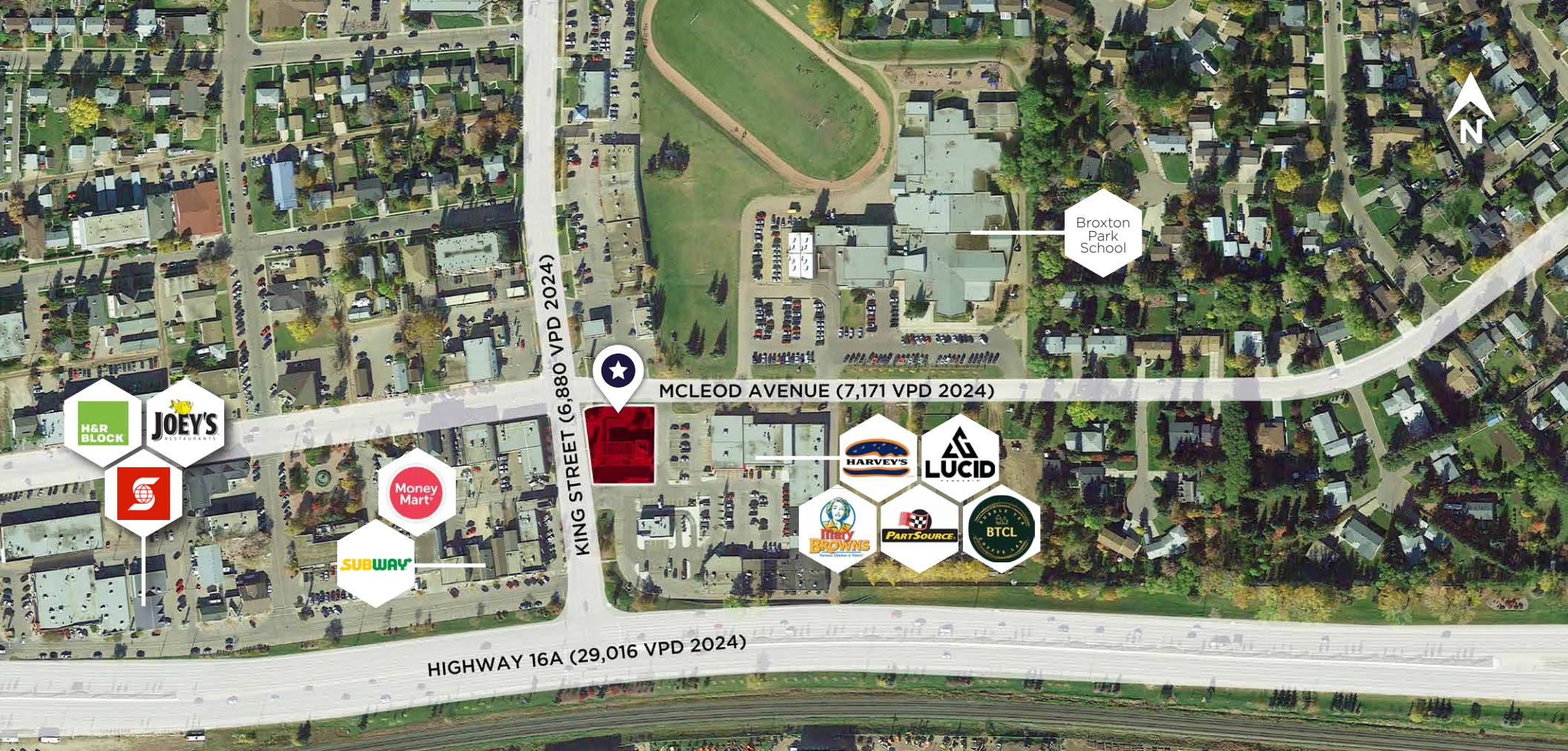
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**FOR SALE**





# THE OPPORTUNITY

- Well located with exceptional visibility from Highway 16A and can be easily accessed from Highway 16.
- Excellent high exposure to over 29,000 vehicles per day along Highway 16A.
- Daytime population reaches an impressive total of 34,000 (3km).
- Convenient access to major arteries Highway 16A and Yellowhead Highway
- Adjacent tenants include Harvey's, Mary Brown's, Esso, Part Source, Imperial Liquor, Martial Arts, Yoga Studio, Dynamic Beauty, Dance Studio, Ewyn Weightloss, Pizza & more.
- The vibrant and dynamic City of Spruce Grove is located just 11 km West of Edmonton with a total population of 48,314 in 2025. With a range of housing options, excellent schools, plenty of sports and culture opportunities, medical facilities, and a diverse business community, Spruce Grove provides businesses with an amazing opportunity.

**YELLOWHEAD HIGHWAY**  
10 MINUTES

**ACHESON**  
11 MINUTES

**STONY PLAIN**  
12 MINUTES

**DOWNTOWN EDMONTON**  
40 MINUTES

# PROPERTY DETAILS

**Municipal Address:** 180 King Street,  
Spruce Grove, AB

**Zoning:** CS - Vehicle Oriented  
Commercial

**Sale Price:** Contact Agent

**Land Size:** ±0.44 Acres

# DEMOGRAPHICS

 **POPULATION**


	1km	3km	5km
	4,236	34,404	48,314

 **HOUSEHOLDS**

	1km	3km	5km
	1,861	12,351	12,715

 **AVERAGE INCOME**

	1km	3km	5km
	\$97,218	\$136,929	\$139,469

 **VEHICLES PER DAY**

29,016 VPD on Highway 16A and  
7,171 VPD on McLeod Avenue

# SITE PLAN



**EXPOSURE**  
Arterial Road  
Highway 16A



**PARKING**  
Ample on-site  
surface stalls



**TRANSIT**  
In convenient  
proximity



**MAIN FLOOR**  
High exposure  
retail space



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