



FOR SALE

**FORMER
7-11**

136 King Street,
Spruce Grove, AB

Brett Killips

Partner
780 702 2948
brett.killips@cwedmonton.com

Jennifer Baker

Team Coordinator
780 720 7629
jennifer.baker@cwedmonton.com

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THE OPPORTUNITY

- Well located with exceptional visibility from Highway 16A and can be easily accessed from Highway 16.
- Excellent high exposure to over 31,262 vehicles per day along Highway 16A.
- Daytime population reaches an impressive total of 31,802 (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 and more.
- The vibrant and dynamic City of Spruce Grove is located just 11 km West of Edmonton with a total population of 40,170 in 2022. 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: 136 King Street, Spruce Grove, AB
Zoning: CS - Vehicle Oriented Commercial
Sale Price: Contact Agent
Land Size: +/- 0.44 Acres

DEMOGRAPHICS

	POPULATION		
	1km	3km	5km
	4,218	31,802	45,592

	HOUSEHOLDS		
	1km	3km	5km
	1,874	11,755	16,884

	AVERAGE INCOME		
	1km	3km	5km
	\$86,837	\$119,737	\$117,565

	VEHICLES PER DAY		
	31,262 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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