

# \$399,000 - 105 183 Hwy 16a, Spruce Grove

MLS® #E4430147

**\$399,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

None, Spruce Grove, AB

Asset sale of a well-established Noodlebox franchise located in a high-visibility retail plaza in Spruce Grove, just off the busy Highway 16A. This prime location offers strong vehicle and foot traffic, surrounded by major anchor tenants, gas stations, grocery stores, and dense residential communities. The space is fully built out with modern equipment and a functional layout, ideal for dine-in, takeout, and delivery. Ghost Kitchen Pita Pit approved, adding even more potential for revenue diversification. With excellent exposure, ample parking, and a steady flow of customers throughout the day, this is a turnkey opportunity for entrepreneurs looking to step into a growing franchise in one of Spruce Grove’s most active commercial areas.

## Essential Information

MLS® #	E4430147
Price	\$399,000
Bathrooms	0.00
Acres	0.00
Type	Business
Status	Active

## Community Information

Address	105 183 Hwy 16a
Area	Spruce Grove



Subdivision None  
City Spruce Grove  
County ALBERTA  
Province AB  
Postal Code T7X 4P9

### Additional Information

Date Listed April 9th, 2025  
Days on Market 22  
Zoning Zone C



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Listing information last updated on May 1st, 2025 at 1:17pm MDT

