

# \$195,000 - 0 Na, Spruce Grove

MLS® #E4452286

**\$195,000**

0 Bedroom, 0.00 Bathroom,  
Business on 0.00 Acres

Yellowhead Industrial, Spruce Grove, AB

Turn Key Automotive Business For Sale!!!  
Awesome Location and Great Business!!! A  
True Turn-Key Opportunity!!! Right off of  
Highway 16A which has over 25,000 vehicles  
driving by every day. Sale included all Lifts,  
Equipment, and Office Furniture to operate  
Your Automotive Repair Business. Just bring  
Your Personal Tools and Start Your  
Business!!! Double Bay (4,250 sf) with  
Mezzanine (1,000 sf), fenced back yard and  
loads of parking up front. Easy access. Spruce  
Grove is a Great Place to Operate Your New  
Business!!!



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4452286  |
| Price     | \$195,000 |
| Bathrooms | 0.00      |
| Acres     | 0.00      |
| Type      | Business  |
| Status    | Active    |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 0 Na                  |
| Area        | Spruce Grove          |
| Subdivision | Yellowhead Industrial |
| City        | Spruce Grove          |
| County      | ALBERTA               |

Province AB  
Postal Code T7X 2E9

**Additional Information**

Date Listed August 8th, 2025  
Days on Market 73  
Zoning Zone 91

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Listing information last updated on October 19th, 2025 at 9:32pm MDT