

## \$0 - 119 3 Ballpark Way, Spruce Grove

MLS® #E4368536

**\$0**

0 Bedroom, 0.00 Bathroom,  
Retail on 0.00 Acres

Fenwyck, Spruce Grove, AB

Prime retail opportunity at Pioneer Crossing in the heart of Spruce Grove's brand new Ballpark District! 1900 +/- sq ft space located at the crossroads of Highway 16A and Pioneer road with direct highway access and only 7 minutes West of Edmonton. High traffic volume- 25,000+/- vehicles per day. Excellent visibility & exposure with plenty of new residential construction. Located next to the future Metro Ballpark, a brand new state-of-the-art baseball facility with plans of a Field House as well as an outdoor amphitheater. Perfect opportunity to start or expand your business in the ultimate up and coming location in Spruce Grove. Zoned C-2 Vehicular Oriented Traffic.

Built in 2023

### Essential Information

MLS® #	E4368536
Bathrooms	0.00
Acres	0.00
Year Built	2023
Type	Retail
Status	Active

### Community Information

Address	119 3 Ballpark Way
Area	Spruce Grove



Subdivision	Fenwyck
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 3M1

### Exterior

Exterior	Wood Frame, Metal, Steel Frame
Construction	Wood Frame, Metal, Steel Frame

### Additional Information

Date Listed	December 28th, 2023
Days on Market	479
Zoning	Zone 91

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Listing information last updated on April 20th, 2025 at 2:17am MDT