

# FOR LEASE

131 First Avenue,  
Spruce Grove, AB



## WESTGROVE PROFESSIONAL BUILDING

REMAX Commercial Excel presents this 28,615 square feet free-standing building for lease.

The three-story structure is competitively priced and includes both underground and surface parking facilities. Recent repairs have been carried out on essential components, including the roof, elevator, boiler, and HVAC units.

The property offers direct exposure along Highway 16A, and there is the option for pylon signage. REMAX Commercial Excel serves as the representative for the Vendor in the leasing of the Westgrove Professional Building and its adjacent surface parking lot.

Conveniently located in the City of Spruce Grove, this property offers direct exposure and easy access to Highway 16A. The dynamic community is characterized by rapid residential growth and elevated household income levels.

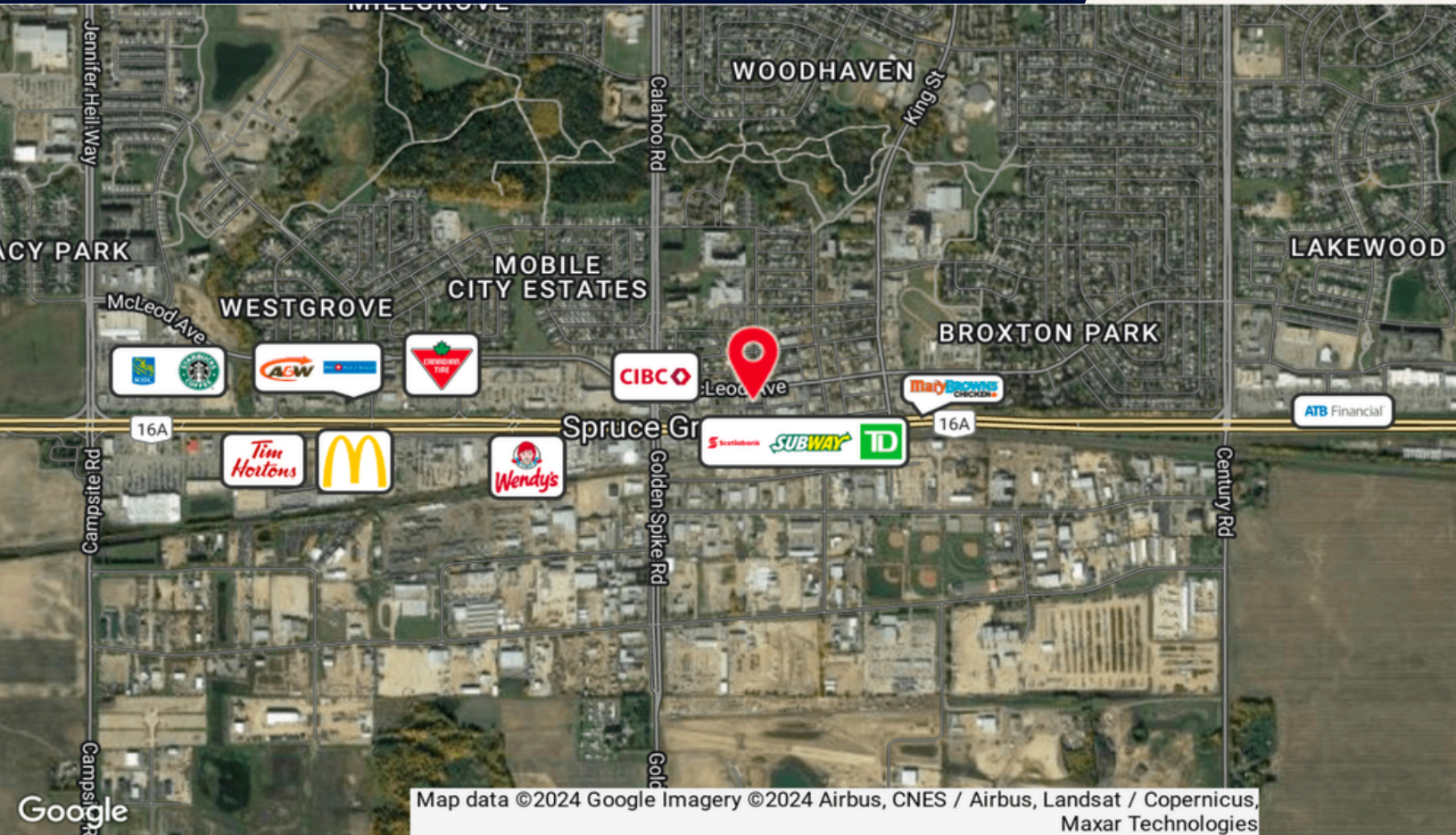
### PROPERTY DETAILS

<b>Legal Address</b>	Plan 2336KS, Block 13, Lot A
<b>Zoning</b>	C1-City Centre Commerical District
<b>Leasable Area</b>	Main Floor: 9,159 SF Second Floor: 9,058 SF Third Floor: 10,038 SF
<b>Building Size</b>	28,615 SF
<b>Land Area</b>	18, 204 SF
<b>Parking</b>	Approx 40 underground stalls & 35 surface stalls.
<b>Lease Rate</b>	\$18.00 SF/YR

[More Details On Next Page→](#)



# MAP & DEMOGRAPHICS



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## Population

Total Population	17,048 Residents
Daytime Population	17,215 Residents
Growth Rate (2017-2022)	10.0% Growth
Projected Growth (2022-2027)	10.0%
Age (0-19 Years)	24.2%
Age (20-39 Years)	29.0%
Age (40-59 Years)	24.0%
Age (60+ Years)	22.8%

## Income

Average HH Income: \$110,485

24.5% of households earn between \$60,000 and \$100,000

45.7% of households earn more than \$100,000


\* Demographic data derived from 2020 ACS - US Census



# CONTACT

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