



Spruce Grove Alberta

\$9,950,000

Property Overview: 39.97 acres located directly along the south boundary of Westview Industrial Park, fronting Spruce Valley Road in Acheson, Parkland County. **Zoning & Future Use:** Currently zoned Agricultural (Ag), providing low holding costs while backed by an approved Area Structure Plan (ASP) for Light Industrial and Commercial development. Direct frontage and access along Spruce Valley Road. Immediate adjacency to new industrial development (Westview Industrial Park). Reduced entitlement risk and shorter development timeline due to the existing ASP. Ideal location for logistics, fleet staging, heavy equipment storage, or future light industrial park subdivision. **For Developers:** A shovel-ready conversion opportunity where ASP groundwork is already completed. Highlights a clear path to rezoning, subdivision, and servicing integration from adjacent industrial growth. **For Owner-Users:** A rare chance to secure a sizable land footprint with immediate holding uses (under Ag zoning) while planning a custom commercial or industrial headquarters. **For Investors:** Strategic land-banking asset benefiting from the ongoing expansion of the Acheson industrial node, one of Western Canada's premier industrial hubs. (id:6769)

Listing Presented By:



Originally Listed by:
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