



# Spruce Grove Alberta

\$898,000

Prime 1.0 +/- acre commercial development parcel located just 10 minutes from West Edmonton within Westwind Centre, a major commercial destination in the northeast area of Spruce Grove. The site is located just off Highway 16 Yellowhead with convenient access via Century Road. The property benefits from excellent exposure with approximately 55,000 vehicles PPD. Westwind Centre serves as a hub for a wide range of uses including retail, personal and professional services, medical, and restaurant uses. Nearby amenities include Tim Hortons, McDonalds, No Frills, Westwind Health Centre, a pharmacy, daycare, and barber. The C2 zoning allows for a variety of commercial development opportunities. (id:6769)

Listing Presented By:



Originally Listed by:  
Royal LePage Noralta Real Estate

<http://www.victormorozcommercial.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.