



Spruce Grove Alberta

\$540,000

Exceptional redevelopment opportunity in the heart of Spruce Groves City Centre. Zoned R2CC - City Centre High Density Residential District, this 6900+/- Sq Ft lot supports higher density residential development within the City Centre Overlay area. The property is being sold for land value only. Offering excellent visibility along Calahoo Road with convenient access to HWY 16A, this site is surrounded by commercial services, professional offices, and established residential communities. An ideal location for future multi-unit residential development within walking distance to many amenities, transit, and shopping. Preliminary renderings and plans have been completed for a proposed 12 unit multi-family building, highlighting the properties development potential. (id:6769)

Listing Presented By:



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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

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