



Spruce Grove Alberta

\$1,100,000

Prime redevelopment opportunity in the heart of Spruce Groves revitalized downtown core! This 0.32+/- acre parcel, zoned C1 - City Centre Commercial, offers excellent visibility on McLeod Avenue with access from both Main Street and King Street. Surrounded by established professional, retail, and service businesses, the property is ideally suited for mixed-use, retail, or office development. Located within the City Centre, a focus of Spruce Groves Economic Development and Revitalization Plan, ownership here benefits from completed upgrades including widened sidewalks, completed replacement of water, sanitary and storm mains, new lighting and electrical plug-ins, and enhanced landscaping. With storefront incentives and continued infrastructure investment, this site is well positioned to take advantage of the City's vision for a vibrant hub of retail, office, residential, and entertainment opportunities. The property is bordered on 3 sides by 2 laneways and McLeod Avenue. Site Services: Fully Serviced RPR Survey Available: No (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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



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