



Spruce Grove Alberta

\$425,000

A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Groves bustling City Centre Commercial District on McLeod Avenue. Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys. Priced at \$475,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day. Site Services: Natural Gas, Paved Streets, Sanitary Sewer, City Water (id:6769)

Listing Presented By:



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Royal LePage Noralta Real Estate

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



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