



Spruce Grove Alberta

\$595,000

Prime redevelopment opportunity in the heart of Spruce Groves City Centre. Located along McLeod Avenue, this 0.14 acre property is zoned C1 - City Centre Commercial and offers excellent potential for redevelopment, investment or owner-user occupancy. The site is improved with an existing 71,097 SF bungalow-style building, previously utilized as a hair salon, with rear lane access and on-site parking. C1 zoning supports a diverse range of commercial and mixed-use opportunities, with permitted uses in the McLeod Avenue Sub-Area including retail sales, personal service establishments, eating and drinking establishments, professional and office services, live-work dwellings and more. Centrally positioned within Spruce Groves downtown core, the property provides convenient access to surrounding businesses, services and amenities. An excellent opportunity to secure a well-located City Centre site with the flexibility to utilize the existing improvements or explore future redevelopment potential. (id:6769)

Listing Presented By:



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