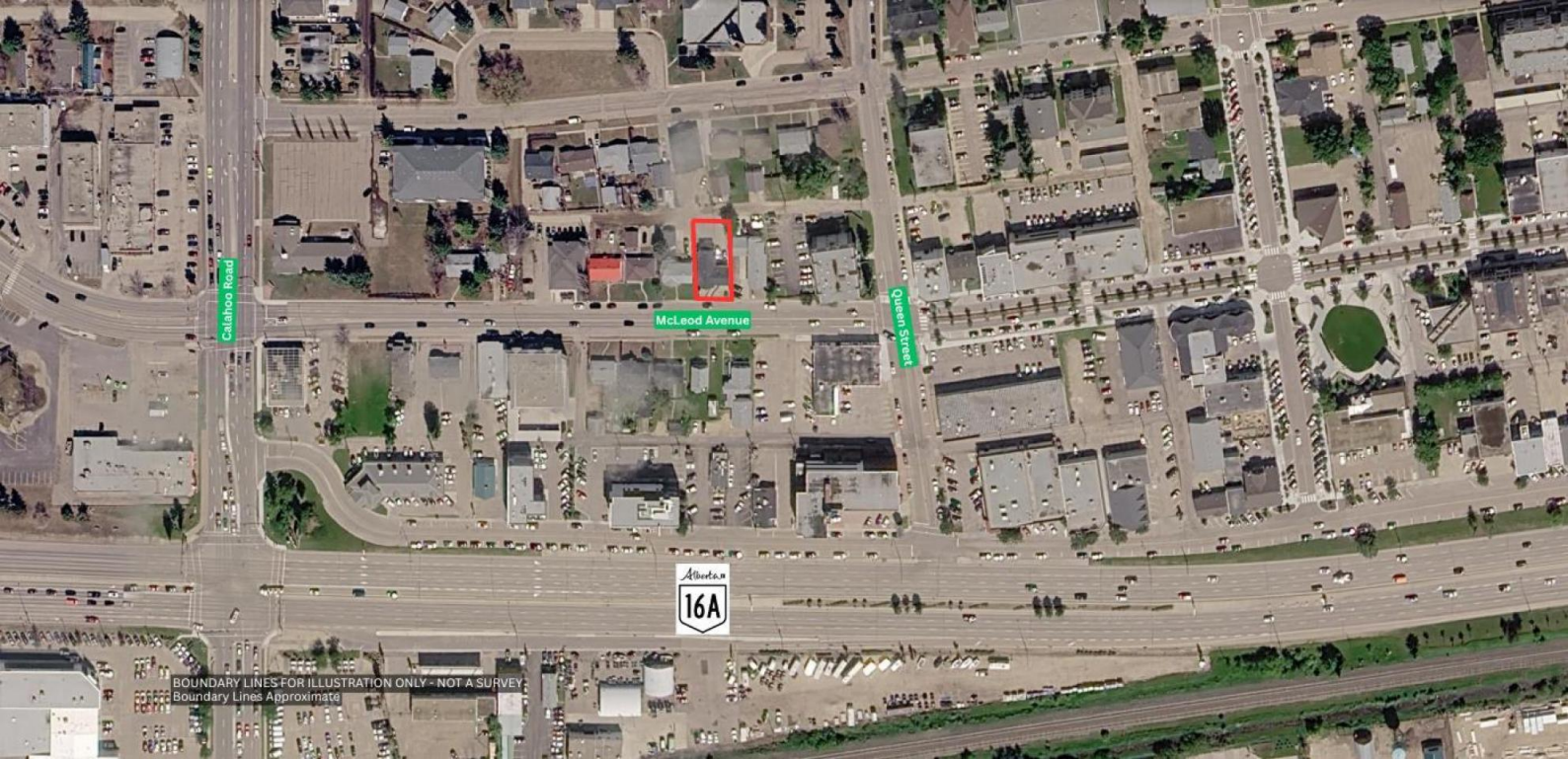




Spruce Grove Alberta

\$565,000

Redevelopment and investment opportunity in the heart of Spruce Groves City Centre. Located along McLeod Avenue, this 0.15+/- acre fully serviced property features an existing 1,560+/- SF commercial building with rear lane access. Currently owner-occupied and operating as a retail store, the property is zoned C1 - City Centre Commercial, allowing for a range of commercial and mixed-use opportunities. Situated within Spruce Groves established downtown core, the property offers frontage along McLeod Avenue with convenient access to Calahoo Road, Highway 16A and surrounding commercial and residential amenities. An opportunity to acquire a strategically located City Centre property with both existing commercial utility and future redevelopment potential. (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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



REMAX ELITE

8104 160 Ave NW, Edmonton, AB,
T5Z 3J8

Phone: 780-406-4000

Fax:

broker@eliterealestate.ca

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