



**\*\*PROPERTY LINES APPROXIMATE\*\***

## Spruce Grove Alberta

\$698,000

Bare land ready for development! Great opportunity to build commercial building for end user or income generating on this 0.67+/- acre parcel. Located along Spruce Grove's busy McLeod Avenue, a block off of Highway 16A. Easy access from both Highway 16 (via Jennifer Heil Way) & Highway 16A. McLeod Avenue sees an estimated 9,000 +/- vehicles pass per day allowing for great exposure while Highway 16A has an estimated vehicle count of 30,000+/- per day. Property is located across from multi-family residential complex. Nearby businesses include Home Depot, Superstore, TD Bank, Canadian Brewhouse, KalTire and RBC Bank. Permitted uses include: retail, professional/office, personal service, eating/drinking establishments. Zoned C2 - Vehicle Oriented Commercial. (id:6769)

Listing Presented By:



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