

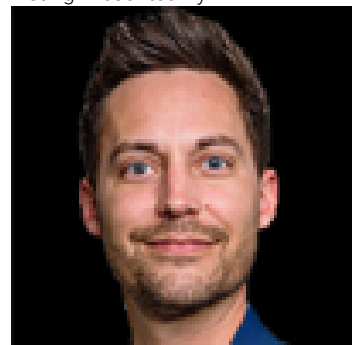


Spruce Grove Alberta

\$9,950,000

Property Overview: 39.97 acres located directly along the south boundary of Westview Industrial Park, fronting Spruce Valley Road in Acheson, Parkland County. **Zoning & Future Use:** Currently zoned Agricultural (Ag), providing low holding costs while backed by an approved Area Structure Plan (ASP) for Light Industrial and Commercial development. Direct frontage and access along Spruce Valley Road. Immediate adjacency to new industrial development (Westview Industrial Park). Reduced entitlement risk and shorter development timeline due to the existing ASP. Ideal location for logistics, fleet staging, heavy equipment storage, or future light industrial park subdivision. **For Developers:** A shovel-ready conversion opportunity where ASP groundwork is already completed. Highlights a clear path to rezoning, subdivision, and servicing integration from adjacent industrial growth. **For Owner-Users:** A rare chance to secure a sizable land footprint with immediate holding uses (under Ag zoning) while planning a custom commercial or industrial headquarters. **For Investors:** Strategic land-banking asset benefiting from the ongoing expansion of the Acheson industrial node, one of Western Canada's premier industrial hubs. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Real Estate



RE/MAX Excellence

201, 5607-199 Street, Edmonton,
Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.