



Spruce Grove Alberta

\$1,100,000

Prime redevelopment opportunity in the heart of Spruce Groves revitalized downtown core! This 0.32+/- acre parcel, zoned C1 - City Centre Commercial, offers excellent visibility on McLeod Avenue with access from both Main Street and King Street. Surrounded by established professional, retail, and service businesses, the property is ideally suited for mixed-use, retail, or office development. Located within the City Centre, a focus of Spruce Groves Economic Development and Revitalization Plan, ownership here benefits from completed upgrades including widened sidewalks, completed replacement of water, sanitary and storm mains, new lighting and electrical plug-ins, and enhanced landscaping. With storefront incentives and continued infrastructure investment, this site is well positioned to take advantage of the City's vision for a vibrant hub of retail, office, residential, and entertainment opportunities. The property is bordered on 3 sides by 2 laneways and McLeod Avenue. Site Services: Fully Serviced RPR Survey Available: No (id:6769)

Listing Presented By:



Originally Listed by:
Royal LePage Noralta Real Estate

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

RE/MAX ELITE

RE/MAX Elite Sherwood Park

#116, 150 Chippewa Rd ,
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.