



Rural Parkland County Alberta

\$7,500,000

Unlock the potential of this expansive 119+/- acre parcel, strategically located on the east side of Spruce Grove at a high-visibility location at the corner of Highway 16 (Yellowhead) and Atim Road (Rge Rd 270). Zoned HC - Highway Commercial District. This bare land offers a rare opportunity for developers, investors, or businesses looking to establish a presence in a rapidly growing area just 15 minutes from the west end of Edmonton. Currently utilized as farmland, this unserviced lot is a blank canvas ready for your vision. The 119+/- acres consists of mostly flat, open land with approximately 50 acres of treed land, providing flexibility for a variety of commercial developments. Municipal water line at Hwy 44, sewer line on north side of property at TWP Rd 532A , gas line runs north to south through the property. (id:6769)

Listing Presented By:



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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

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