

FOR SALE

±2 ACRES
Development Land

****Property Lines Approximate
Not Guaranteed****



LOT 3, BALLPARK COMMERCIAL DISTRICT

Spruce Grove, AB

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Royal LePage® Noralta Real Estate Inc, Brokerage
202 Main Street, Spruce Grove, AB
Independently Owned & Operated

PROPERTY OVERVIEW

\$2,500,000.00

Property Features

- Exciting commercial prospect in Spruce Grove's brand new Ballpark District
- Direct access to Highway 16A
- Only 7 minutes to West Edmonton
- High traffic volume ($\pm 25,000$ vehicles per day)
- Excellent visibility and prime exposure
- Located next to the future Myshak Metro Ballpark
- Added advantage of being a corner lot with drive-through potential
- Plenty of surrounding residential construction
- Zoned for Highway Commercial

AERIAL VIEW



DEVELOPMENT MAP



DEVELOPMENT PLAN



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