



SCAN OR CLICK
FOR VIDEO



\$1,100,000

**YOUR NEXT
DEVELOPMENT**

**PRIME REDEVELOPMENT OPPORTUNITY
IN THE HEART OF SPRUCE GROVE**

309 McLeod AV
Spruce Grove, Alberta T7X 0G2

 ROYAL LePAGE
COMMERCIAL

FEATURES

LAND SIZE: 0.32+/- Acre Parcel

ZONED: C1 - City Centre Commercial

- Excellent visibility on McLeod Avenue
- Bordered on 3 sides by 2 laneways & McLeod Avenue
- Fully serviced with municipal utilities
- Surrounded by established retail, office, & professional services
- Part of Spruce Grove's City Centre Revitalization Plan
- Area water, sanitary, and sewer mains recently replaced
- Ideal for mixed use, retail, or office development

**WE HAVE CURRENT
CLIENTS INTERESTED
IN OFFICE SPACE!**

YOUR NEXT INVESTMENT PROPERTY
AT 309 MCLEOD AV, SPRUCE GROVE.

IMAGINE

4TH FLOOR - CONDO
3RD FLOOR - CONDO
2ND FLOOR - OFFICE
1ST FLOOR - RETAIL
REAR 2 LEVEL COVERED PARKING

BORDERED ON
3 SIDES BY 2
LANEWAYS
+
MCLEOD
AVENUE





**IMAGINE YOUR NEXT
DEVELOPMENT**



Victor Moroz

ASSOCIATE BROKER

780.499.6400
Victor@RoyalLePage.ca

**DEVELOPER & AGENT
HERE TO MAXIMIZE
YOUR COMMERCIAL VALUE**