



\$398,000

BARE COMMERCIAL LAND IN THE HEART OF SPRUCE GROVE'S CITY CENTRE COMMERCIAL DISTRICT

104 McLeod Avenue
Spruce Grove, AB, T7X 2H8



Victor Moroz - Associate Broker | 780.499.6400 | Victor@RoyalLePage.ca

FEATURES

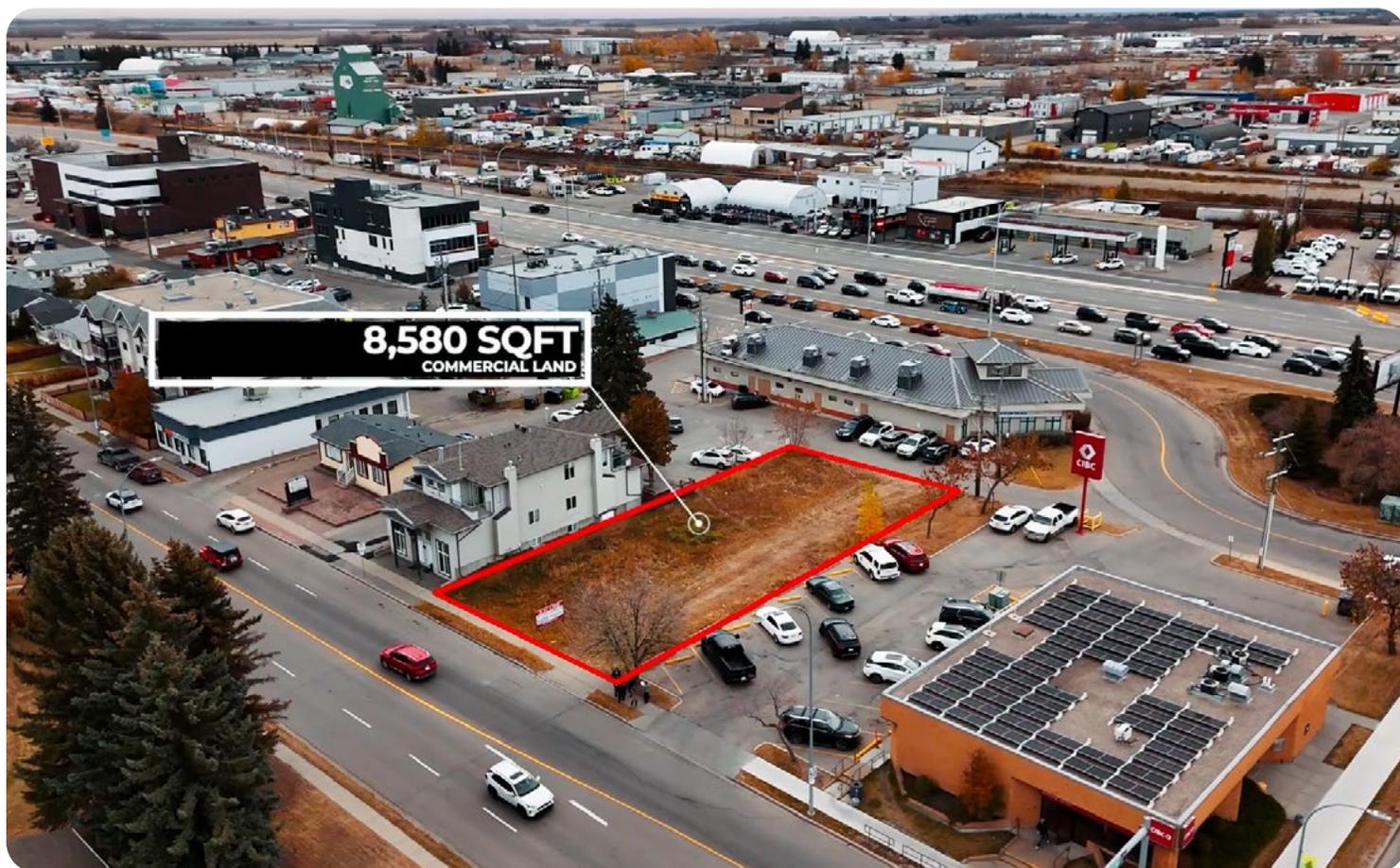
A Prime 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District on McLeod Avenue.

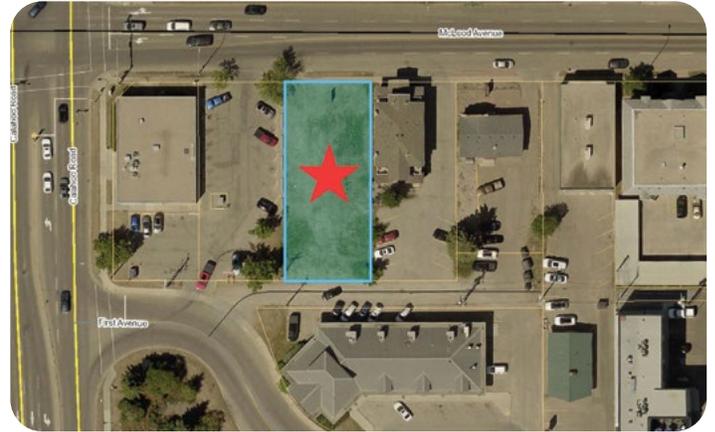
Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys.

Priced at \$475,000, this is a rare chance to secure a foothold in a thriving business hub. Perfect for investors or developers looking to make their mark in a high-traffic location, McLeod Avenue sees approximately 8900+/- vehicles per day.



**DEVELOP
UP TO
4 STOREYS!**





Victor Moroz

ASSOCIATE BROKER

780.499.6400
Victor@RoyalLePage.ca

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

**ROYAL LEPAGE
COMMERCIAL**