



SCAN OR CLICK  
FOR VIDEO

# \$475,000

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

104 McLeod Avenue  
Spruce Grove, AB, T7X 2H8

 ROYAL LePAGE  
**COMMERCIAL**

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# 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.

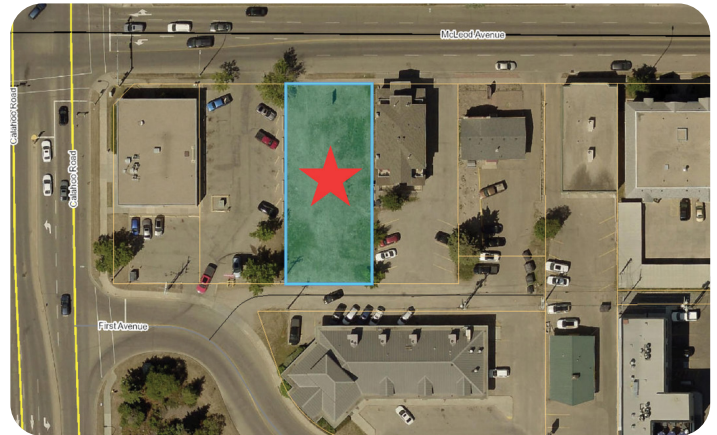
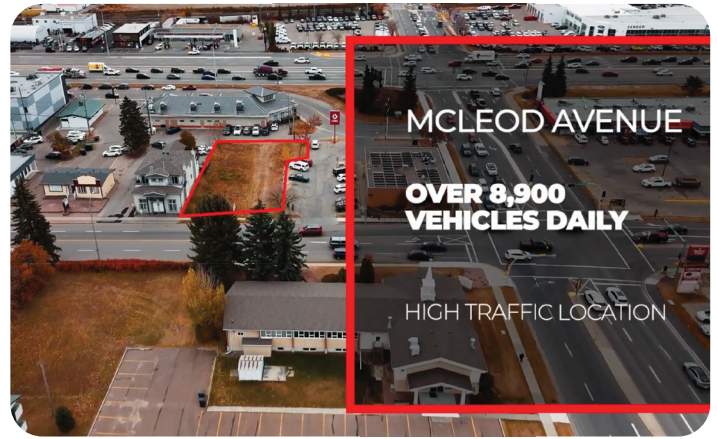
Zoned C1, this lot offers a range of development opportunities including retail, professional services, health services, multi-unit dwelling, live-work dwelling and more. C1 zoning also allows for the development of up to 4 storeys.

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

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**ROYAL LEPAGE**  
**COMMERCIAL**

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