



Yellowhead/ Hwy 16

**SITE**



Century Road

**1 ACRE  
PARCEL  
FOR SALE**

**\$898,000**

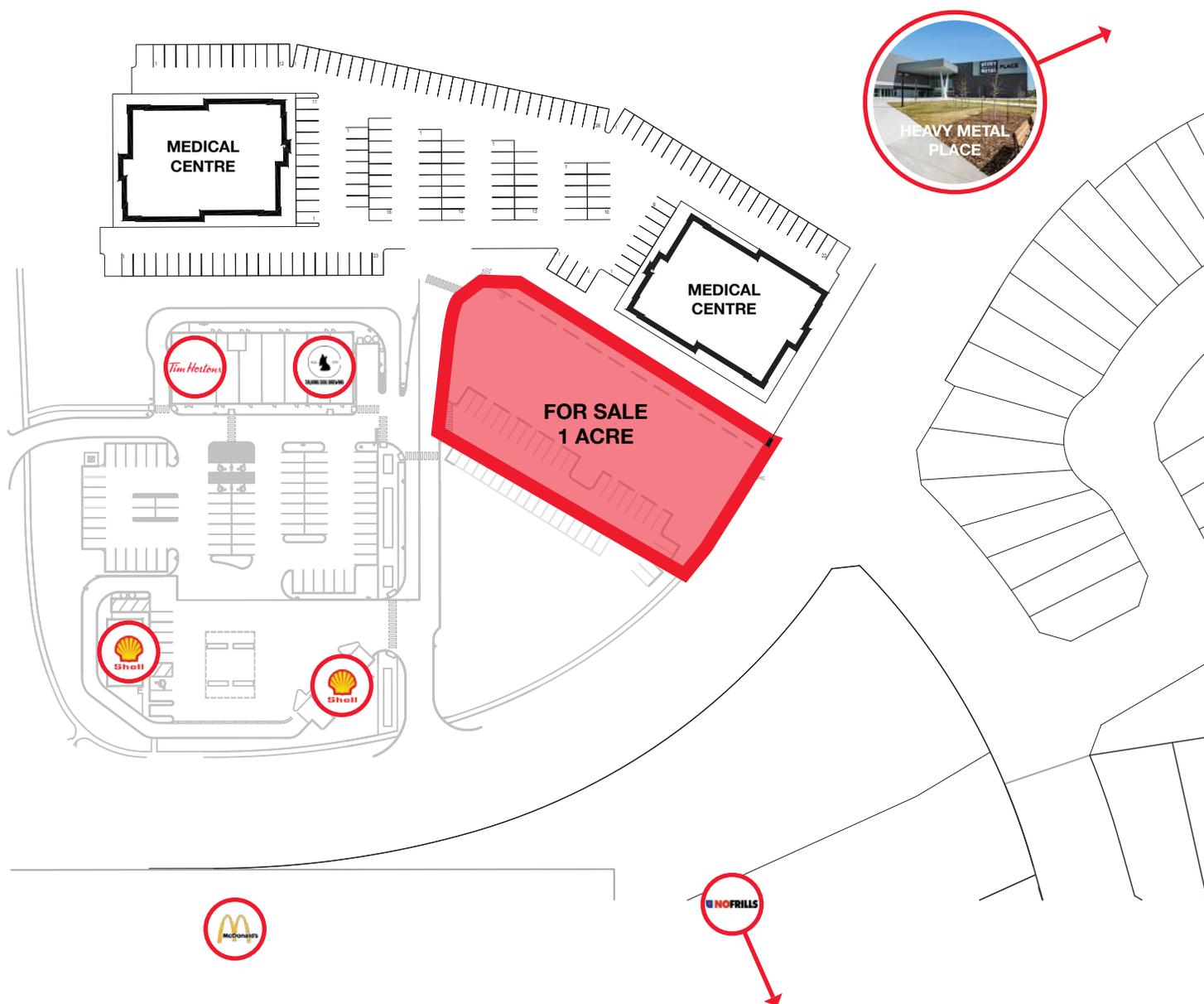
**PRIME DEVELOPMENT OPPORTUNITY  
WITH EXCELLENT HIGHWAY VISIBILITY**

14 Westwind Dr. Spruce Grove, AB



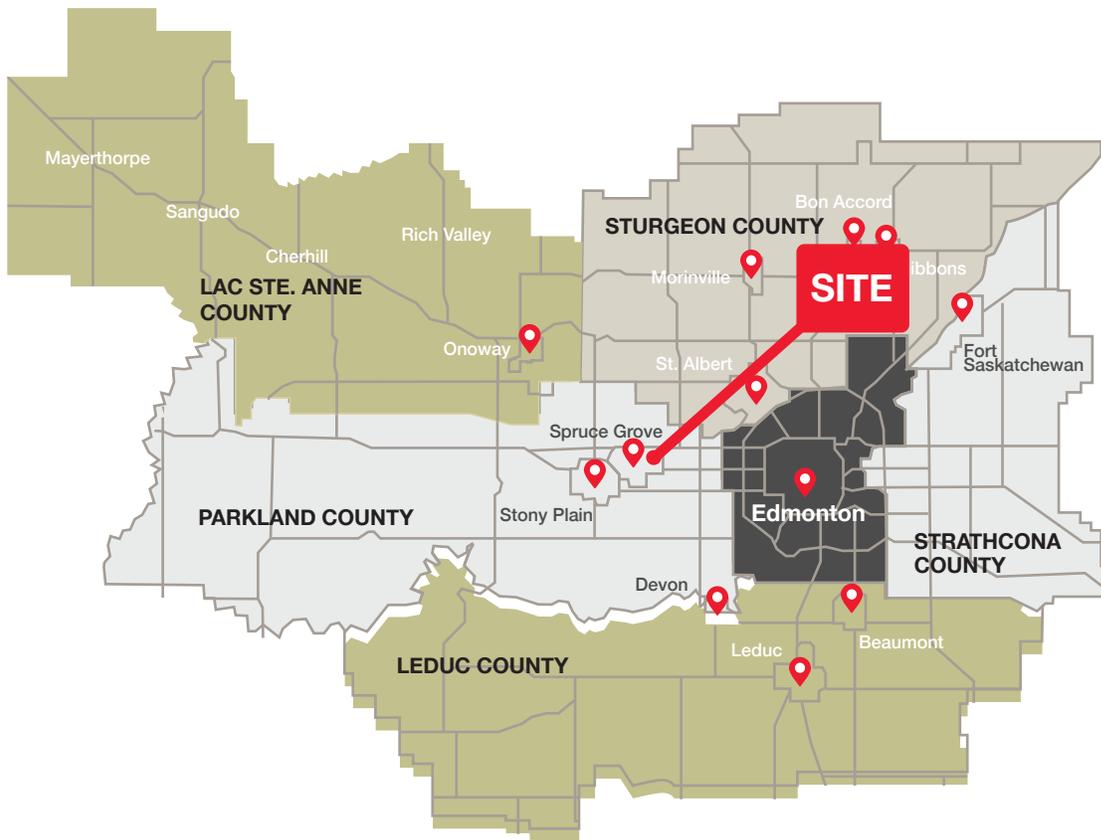
# SITE PLAN

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## FEATURES

- 1 acre
- Northeast corner of Spruce Grove
- Located just a 10 minute drive from West Edmonton at the intersection of Highway 16 and Century Road
- Excellent highway visibility
- Surrounded by prime residential and commercial development



## Victor Moroz

ASSOCIATE BROKER

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