



**Redevelopment  
Opportunity  
with Proposed  
Multi-Family  
Building Plans**



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# **\$540,000 Judicial Sale**

**EXCEPTIONAL REDEVELOPMENT OPPORTUNITY IN  
THE HEART OF SPRUCE GROVE'S CITY CENTRE**

306 Calahoo Road  
Spruce Grove, AB, T7X 2H6



# FEATURES

Exceptional redevelopment opportunity in the heart of Spruce Grove's City Centre. Zoned R2CC - City Centre High Density Residential District, this 6900+/- Sq Ft lot supports higher density residential development within the City Centre Overlay area. The property is being sold for land value only.

Offering excellent visibility along Calahoo Road with convenient access to HWY 16A, this site is surrounded by commercial services, professional offices, and established residential communities. An ideal location for future multi-unit residential development within walking distance to many amenities, transit, and shopping. Preliminary renderings and plans have been completed for a proposed 12 unit multi-family building, highlighting the property's development potential.

## LAND DETAILS

- Total Available - 0.16 Acres
- Primary Use - Land
- Secondary Uses - Multi-Family
- List Price Per SF - \$77.48
- List Price Per Acre - \$3,375,000

**PROPOSED  
12 UNIT  
MULTI-FAMILY  
DEVELOPMENT**







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