

1.24 TO 7.61 ACRES AVAILABLE FOR SALE/LEASE

CAMPSITE BUSINESS PARK PHASE 1 & 2

Golden Spike Road & Saskatchewan Avenue, Spruce Grove, AB



FOR SALE/LEASE & BUILD-TO-SUIT OPPORTUNITIES

UP TO 160 ACRES AVAILABLE FOR SALE

\$450,000 PER ACRE

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AERIAL

HIGHWAY 16 A



CAMPSITE ROAD

GOLDEN SPIKE ROAD

PHASE 1

4.13 ACRES

MANITOBA WAY

PHASE 2

128 ACRES	126 ACRES	124 ACRES
2.00 ACRES	1.83 ACRES	



PHASE 3

NAIT CRANE AND HOISTING CAMPUS

THE OPPORTUNITY

- Lots to be provided serviced and rough graded
- Located next to a Nait Crane and Hoisting Campus
- Flexible lot Sizes 1.24 to 7.61 Acres
- Lower mill rate in comparison with the City of Edmonton:
 - Spruce grove non-residential 14.1184 (2024)
 - Edmonton non-residential 26.4631 (2024)
- Transportation: Quick access to Highway 16A and 16 (Yellowhead)
- Close proximity to grocery, fitness, restaurants, parks & coffee

SALE PRICE

\$450,000 per acre

LOT SIZE

1.24 to 7.61 acres available

BUILT-TO-SUIT



LOT PRICING

PHASE 1 | AVAILABILITY: IMMEDIATELY

LOT #	ACRES	PRICE PER ACRE
Lot 9	4.13 Acres	\$450,000 per Acre

PHASE 2 | AVAILABILITY: IMMEDIATELY

LOT #	ACRES	PRICE PER ACRE
	1.24 Acres	\$450,000 per Acre
	1.26 Acres	\$450,000 per Acre
	1.28 Acres	\$450,000 per Acre
	1.83 Acres	\$450,000 per Acre
	2.0 Acres	\$450,000 per Acre



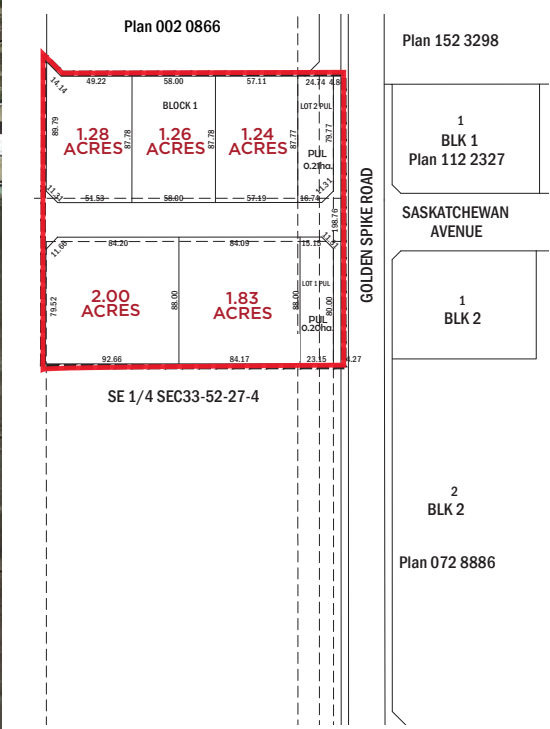
HIGHWAY 16A (VPD: 12,500)



CAMP SITE ROAD (VPD: 26,700)



CAMP SITE BUSINESS PARK II



GOLDEN SPIKE ROAD

SASKATCHEWAN AVENUE

MANITOBA WAY

4.13 ACRES

CUSHMAN & WAKEFIELD
Edmonton

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