

PRESCOTT PLAZA

300 PIONEER RD
Spruce Grove, Alberta T7X0A7

North East Corner of Pioneer Road & Grove Drive
Spruce Grove, AB

Land for Sale / Lease or Build to Suit



PROPERTY HIGHLIGHTS:

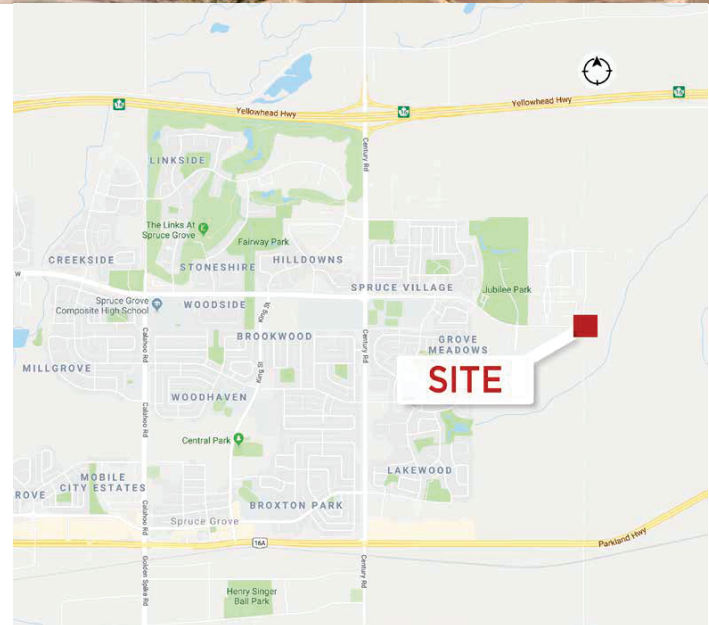
LAND FOR SALE / LEASE OR BUILD TO SUIT. 2.15 Acres of Prime Land (C-3 Zoning) Located in Spruce Groves Newest & Upcoming Modern & Contemporary Neighbourhood of Fenwyck. Proudly developed by Landrex. Opposite Wagner National Area - a 620 Acre Provincial Park. Close to Walking Trails and Ponds with a natural nature backdrop. Direct Access off Highway 16A onto Pioneer Road. **Purchase the Land or Lease Option Available at \$22/sq.ft. + CAC Costs. Purchase Units at \$350/sq.ft.**

Excellent for Retail/Professional/Office Use. Spruce Grove has a population of approx. 32,000 and average household income of \$120,206 (2017). Only an 11 minute drive to Edmonton. Taxes to be assessed.

\$1,827,500

MLS®: E4172678

300 PIONEER RD
Spruce Grove, Alberta T7X0A7



Maxwell Polaris-Commercial
4107 99 Street
Edmonton, AB T6E 3N4
Office: 780-450-6300

ROMI SARNA

780-450-6300

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www.romisarna.ca

Information, though deemed to be correct, is not guaranteed. Not intended to interfere with Clients under contract.

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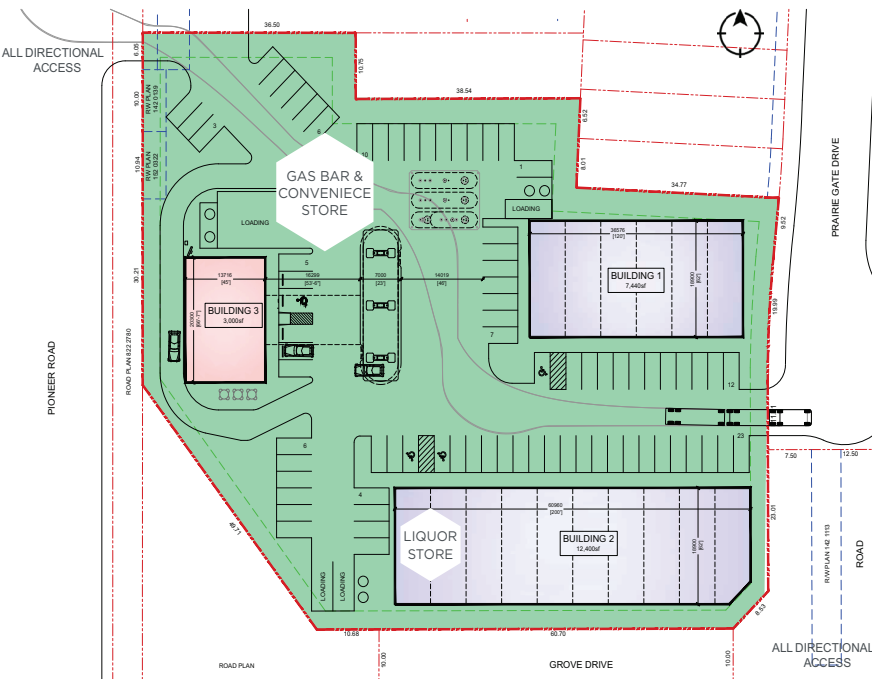
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Proposed Site Plan



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