

## \$798,000 - 6 Mcleod Av, Spruce Grove

MLS® #E4325682

**\$798,000**

Bedroom, Bathroom,  
Land Commercial on 0.67 Acres

None, Spruce Grove, AB

Bare land ready for development! Great opportunity to build commercial building for end user or income generating on this 0.67+/- acre parcel. Located along Spruce Grove's busy McLeod Avenue, a block off of Highway 16A. Easy access from both Highway 16 (via Jennifer Heil Way) & Highway 16A. McLeod Avenue sees an estimated 9,000 +/- vehicles pass per day allowing for great exposure while Highway 16A has an estimated vehicle count of 30,000+/- per day. Property is located across from multi-family residential complex. Nearby businesses include Home Depot, Superstore, TD Bank, Canadian Brewhouse, KalTire and RBC Bank. Permitted uses include: retail, professional/office, personal service, eating/drinking establishments. Zoned C2 - Vehicle Oriented Commercial.

### Essential Information

MLS® #	E4325682
Price	\$798,000
Acres	0.67
Type	Land Commercial

### Community Information

Address	6 Mcleod Av
Area	Spruce Grove
Subdivision	None



City	Spruce Grove
Province	AB
Postal Code	T7X 4B8

### **Additional Information**

Date Listed	January 26th, 2023
Zoning	C2-Vehicle Oriented Comm

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Listing information last updated on May 19th, 2024 at 12:46am MDT