

\$635,000 - 90 Manitoba Court, Spruce Grove

MLS® #E4428832

\$635,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

East Campsite Business Park, Spruce Grove,
AB

PRIME INDUSTRIAL LAND â€” READY FOR DEVELOPMENT! Seize this exceptional 1.61+/- acre industrial lot in Spruce Groveâ€™s Campsite Business Park! Strategically positioned just minutes from Highway 16A, this property boasts direct exposure to Campsite Road and sits just blocks from the new high-load corridor, ensuring seamless transportation via Campsite Road/Jenn Heil Way. Key advantages: Prime Access â€” Minutes to Yellowhead Highway 16 (overpass access), Golden Spike Road, and Highway 627 Fully Services available â€” All utilities available at the property line Development-Ready â€” Off-site levies paid Zoned M1 â€” General Industrial Fully fenced and graveled site! Perfect for industrial businesses looking to establish or expand in a high-visibility, high-accessibility location

Essential Information

MLS® #	E4428832
Price	\$635,000
Bathrooms	0.00
Acres	0.00
Type	Land Commercial
Status	Active

Community Information



Address	90 Manitoba Court
Area	Spruce Grove
Subdivision	East Campsite Business Park
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0V5

Additional Information

Date Listed	April 3rd, 2025
Days on Market	27
Zoning	Zone 91

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Listing information last updated on April 30th, 2025 at 10:32am MDT