



**MELCOR**

# CAMPSITE BUSINESS PARK PHASE 2

Golden Spike Road &  
Saskatchewan Avenue,  
Spruce Grove, AB

**1 TO 160 ACRES  
AVAILABLE FOR SALE**

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**FOR SALE/LEASE & BUILD-TO-SUIT OPPORTUNITIES**

**\$450,000 PER ACRE**



# THE OPPORTUNITY



- Lots to be provided serviced and rough graded
- Located next to a Nait Crane and Hoisting Campus
- Flexible lot Sizes 1- 160 Acres
- Lower mill rate in comparison with the City of Edmonton:  
Spruce grove non-residential 13.5124 (2022)  
Edmonton non-residential 24.4727 (2023)
- Transportation: Quick access to Highway 16 A and 16 (Yellowhead)

PHASE 1

PHASE 2

NAIT CRANE AND  
HOISTING CAMPUS



HIGHWAY 16A



**SITE**

GOLDEN SPIKE ROAD



# PROPERTY DETAILS

**MUNICIPAL ADDRESS**  
Golden Spike Road and Saskatchewan Avenue

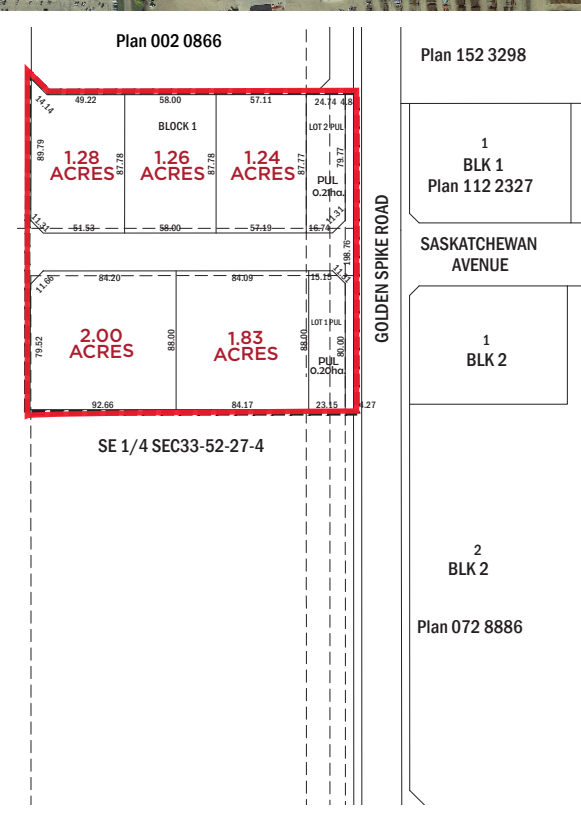
**ZONING**  
MI (General Industrial)

**SALE PRICE**  
\$450,000 per acre

**LOT SIZE**  
1 to 160 acres available



SASKATCHEWAN AVENUE



STONY PLAIN



HIGHWAY 16

SPRUCE GROVE

HIGHWAY 16A

GOLDEN SPIKE ROAD



 **CUSHMAN & WAKEFIELD**  
Edmonton

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