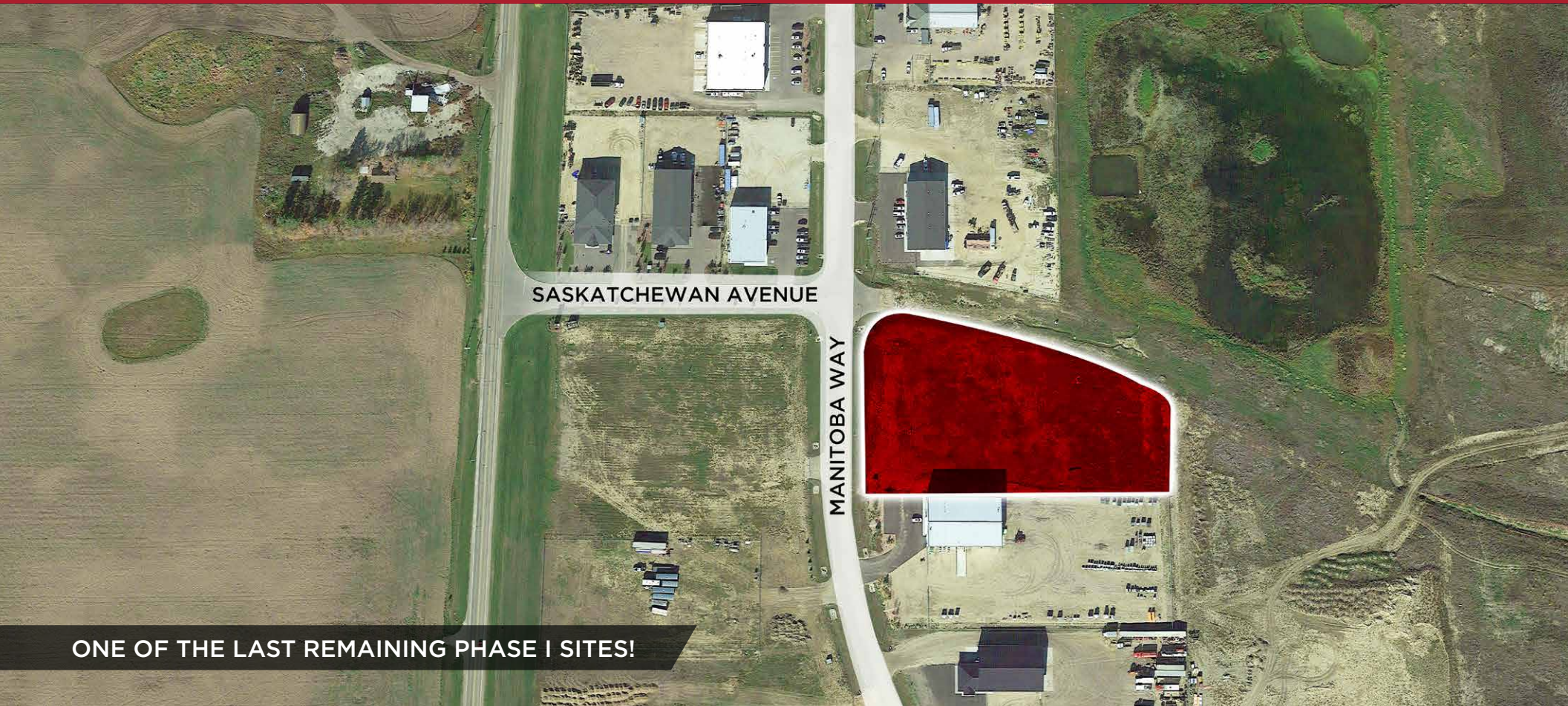


FOR SALE SPRUCE GROVE INDUSTRIAL LAND CAMPSITE PHASE 1

60 Manitoba Way, Spruce Grove, AB



ONE OF THE LAST REMAINING PHASE I SITES!

CUSHMAN & WAKEFIELD
Edmonton
Suite 2700, TD Tower
10088 - 102 Avenue
Edmonton, AB T5J 2Z1
www.cwedm.com

Max McPeak
Associate
780 700 5038
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Will Harvie
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Nick Mytopher
Associate
587 597 5475
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THE OPPORTUNITY

- Utilities in place.
- Quick and easy access to Highway 16A, Campsite Road, Golden Spike Road and Diamond Avenue.
- In Spruce Grove, the non-residential municipal mill rate for 2024 was 9.62%, leading to significantly lower taxes compared to Edmonton, which had a rate of 18.54%.
- Spruce Grove is one of Alberta's fastest growing cities, with a strong labour force.
- Saskatchewan Ave slated to be connected east to Golden Spike Road

www.investsprucegrove.ca



HIGHWAY 16A

CAMPSITE ROAD

SITE

PROPERTY DETAILS

MUNICIPAL ADDRESS

60 Manitoba Way, Spruce Grove, AB

LEGAL DESCRIPTION

Plan 1121654, Block 11, Lot 6

ZONING

M1 - General Industrial

MARKET

Campsite Industrial Park

TAXES

\$12,788.02 (2024)

SITE SIZE

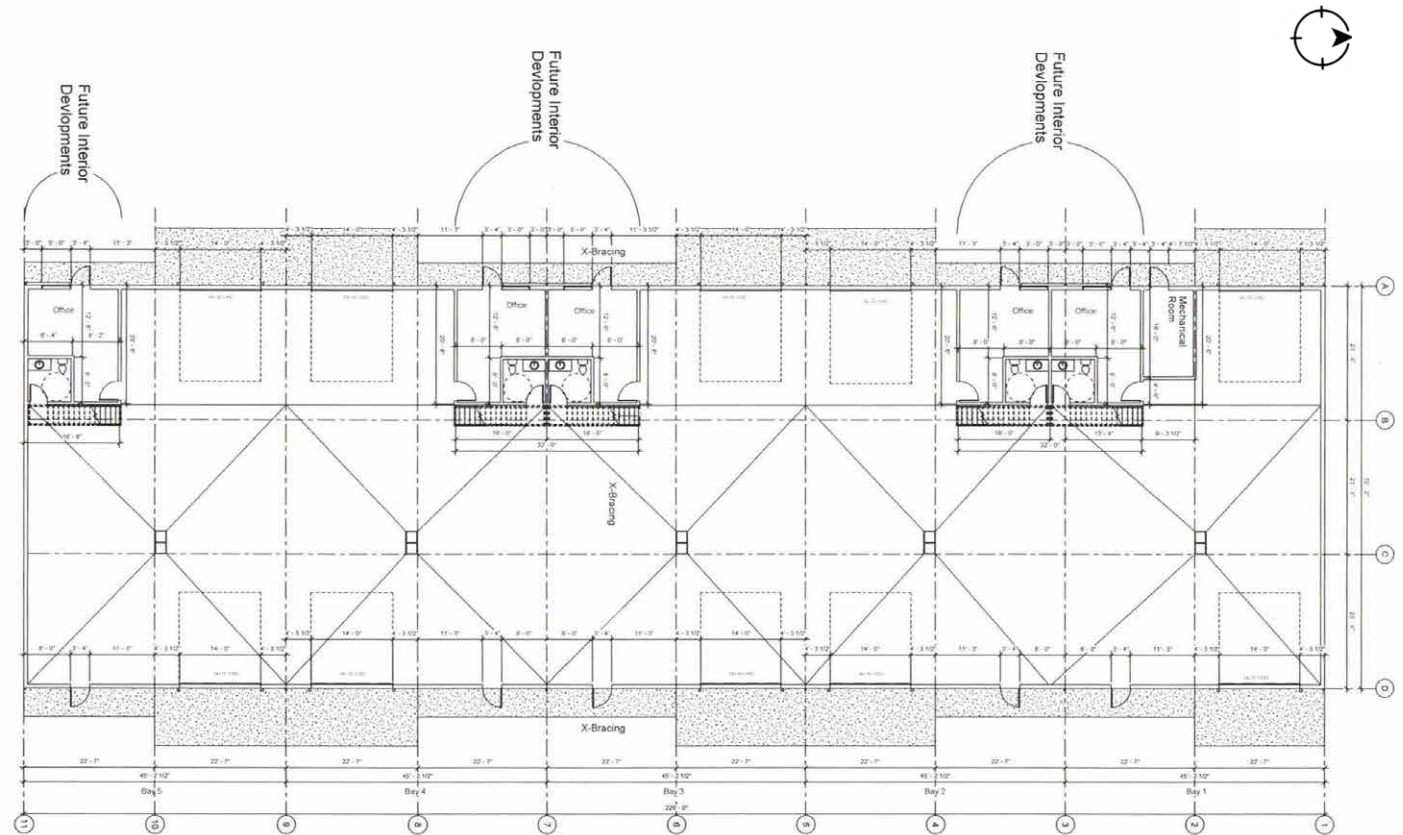
2.82 Acres

SALE PRICE

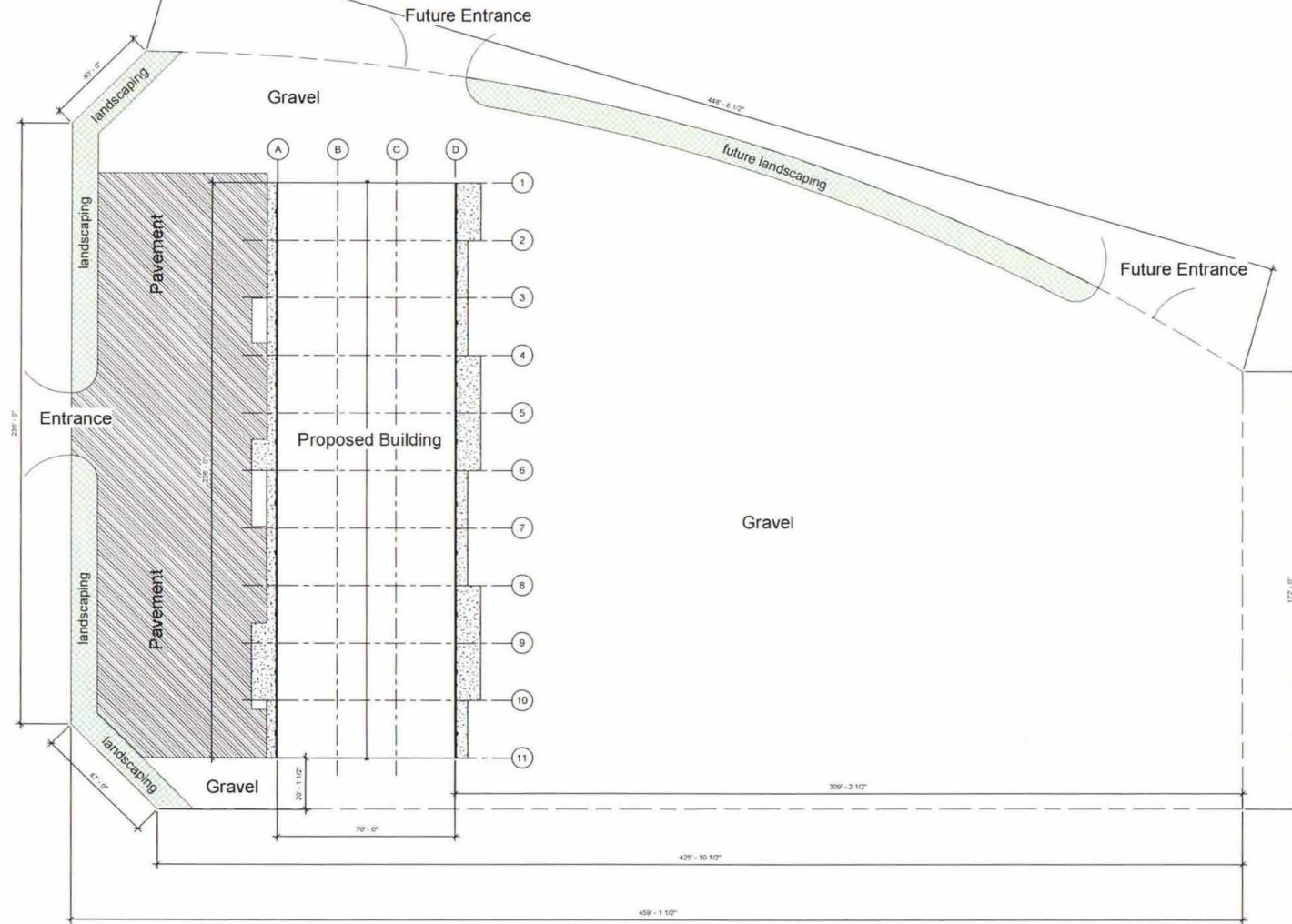
\$1,269,000 (\$450,000/acre)

PROPOSED BUILDING PLANS AVAILABLE

LANDLORD WOULD CONSIDER BUILD TO SUIT OPTIONS



PROPOSED SITE PLAN



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