

FOR SALE

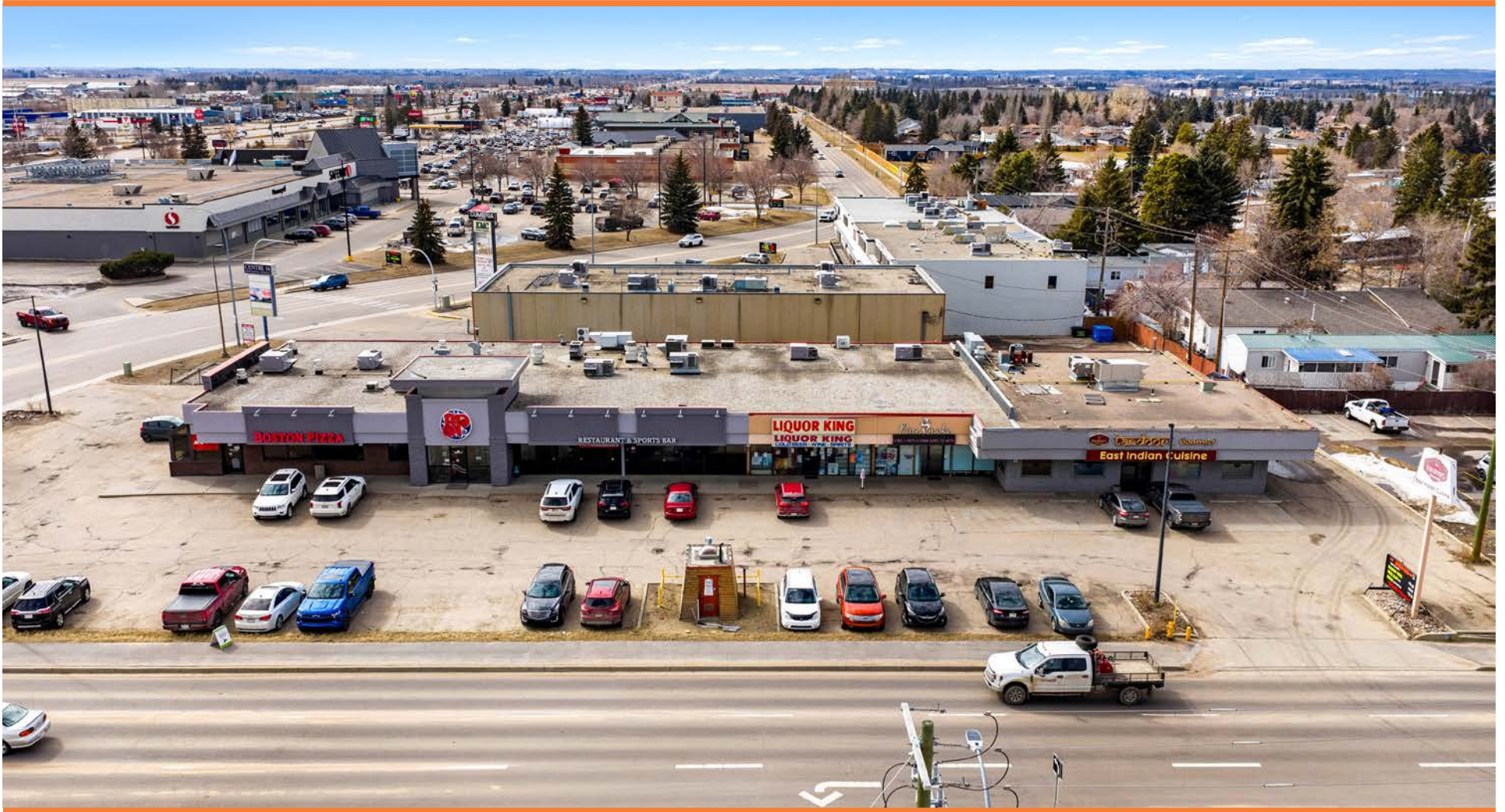
SPRUCEWOOD PLAZA

211 CALAHOO ROAD, SPRUCE GROVE, AB

Marcus & Millichap

MNP

RECEIVERSHIP SALE



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FOR SALE / OVERVIEW

211 CALAHOO ROAD, SPRUCE GROVE, AB

OPPORTUNITY

Sprucewood Plaza is a well-located neighbourhood retail centre offering excellent visibility and stable long-term upside. Strategically situated along Calahoo Road, the property benefits from strong frontage exposure and immediate access to Highway 16A (Parkland Highway), providing efficient connectivity to Edmonton, Stony Plain, and the broader west-end trade area. The centre is positioned on a well-configured site with ample surface parking and strong front-facing access serving established food and service-oriented tenants. Surrounded by a growing residential population and located within the Spruce Grove-Stony Plain-Parkland County region, the property is well positioned to serve daily-needs retail while presenting an attractive opportunity for investors seeking a high-visibility asset within a developing suburban market.

SALIENT DETAILS

Municipal Address:	211 Calahoo Road, Spruce Grove, AB
Legal Description:	Plan 7823104 Block 1 Lot 3
Site Size:	1.99 Acres
Leasable Area:	12,840 SF
Asking Price:	\$5,250,000
Current Unadjusted NOI	\$363,000
Cap Rate (Yield):	6.9% Yield
Year Built:	1979
Zoning:	CB - Business Commercial
Neighbourhood:	Mobile City Estates
Parking:	Surface



FOR SALE / DETAILS

211 CALAHOO ROAD, SPRUCE GROVE, AB

HIGHLIGHTS



12,840 SF of leasable commercial area



Located within Mobile City Estates, an established residential neighbourhood with excellent connectivity and convenient access to Highway 16



Excellent positioned on Calahoo Road with exposure to over 10,377 vehicles per day



Quick access to Highway 16A



Plenty of surface parking for tenants and visitors



10,377
VEHICLES PER DAY
ON 170 STREET



HIGHWAY
ACCESS



PARKING
(SURFACE STALLS)



FOR SALE / SITE PLAN

211 CALAHOO ROAD, SPRUCE GROVE, AB



FOR SALE / PHOTOS

211 CALAHOO ROAD, SPRUCE GROVE, AB



FOR SALE / AREA + STATS

211 CALAHOO ROAD, SPRUCE GROVE, AB

THE SURROUNDINGS

Sprucewood Plaza is surrounded by various commercial businesses and residential neighbourhoods. It sits on a high-traffic retail node in Spruce Grove with excellent visibility and arterial access.

The centre is surrounded by a handful of fast-food and restaurant options on-site or nearby, with grocery stores, sports centres, and auto businesses, as well. The property benefits from prominent visibility along Calahoo Road and excellent access to major routes, including Highway 16A and 16.



Drive Times	
Edmonton	30 minutes
Highway 16	5 minutes
Stony Plain	12 minutes
St. Albert	25 minutes

FOR SALE / AREA + STATS

211 CALAHOO ROAD, SPRUCE GROVE, AB

2025 DEMOGRAPHICS

PROJECTED POPULATION GROWTH (2025-2030)

HOUSEHOLDS (2025)

AVERAGE HOUSEHOLD INCOME (2025)

3 KM

4,732

13,577

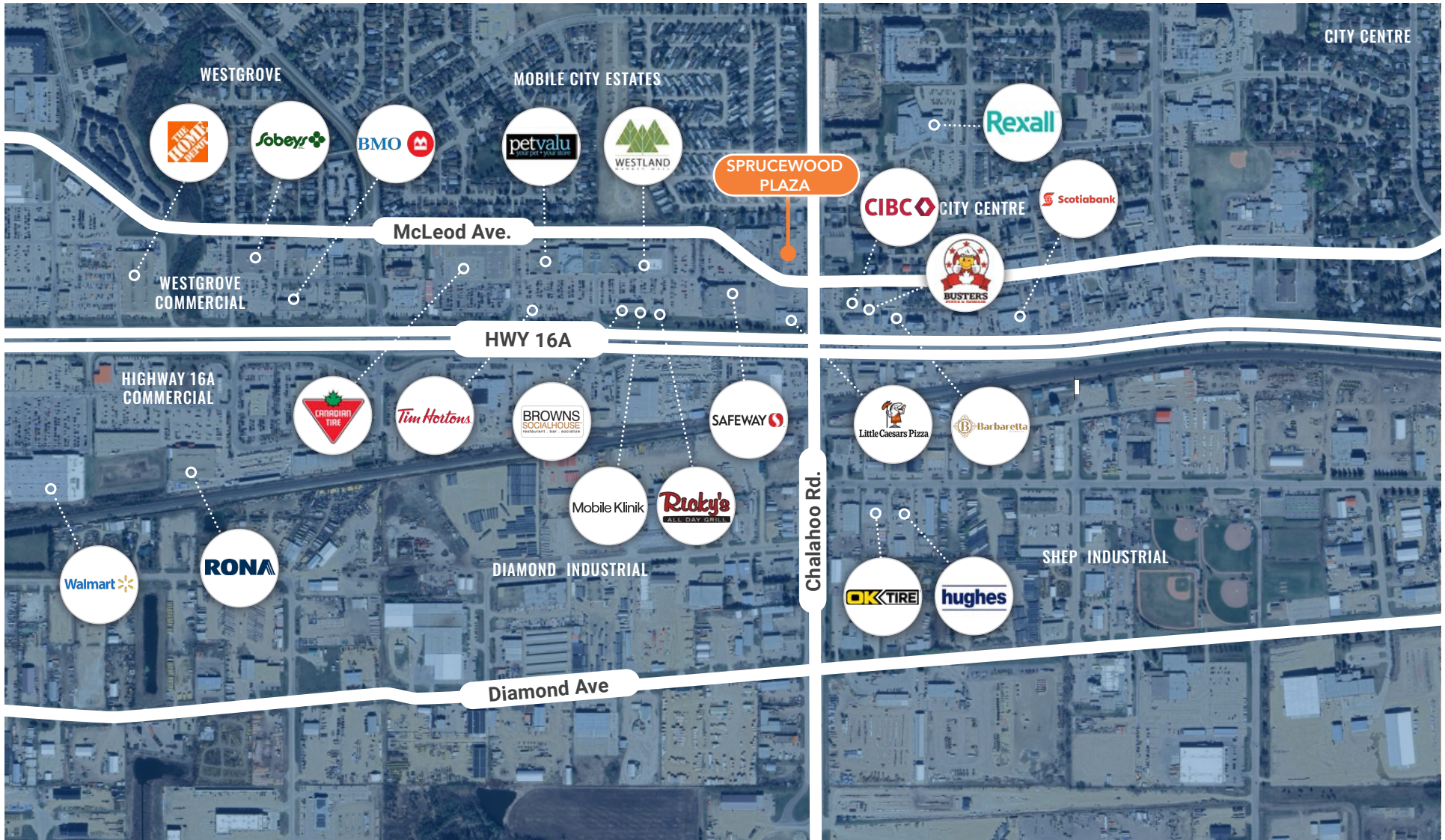
\$132,440

5 KM

7,070

19,723

132,167



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