



*PHASE 2*  
**PIONEER CROSSING  
OPENING FALL 2026!**

**\$34 SF**

**PRIME 1,300 SF RETAIL OPPORTUNITY IN THE NEW  
BALLPARK DISTRICT**

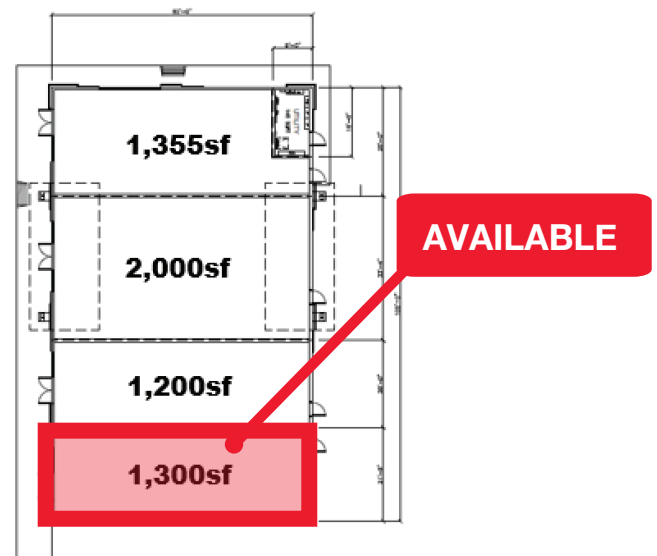
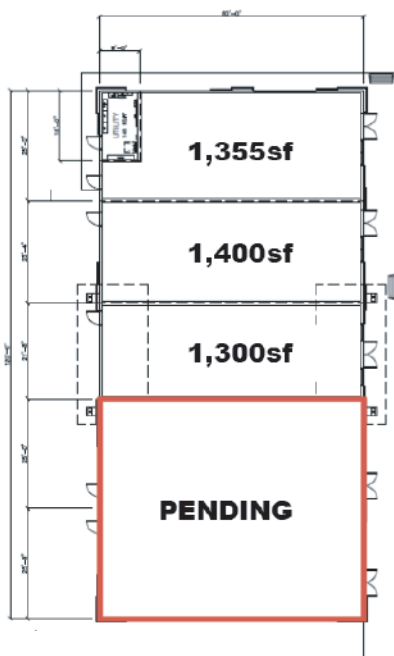
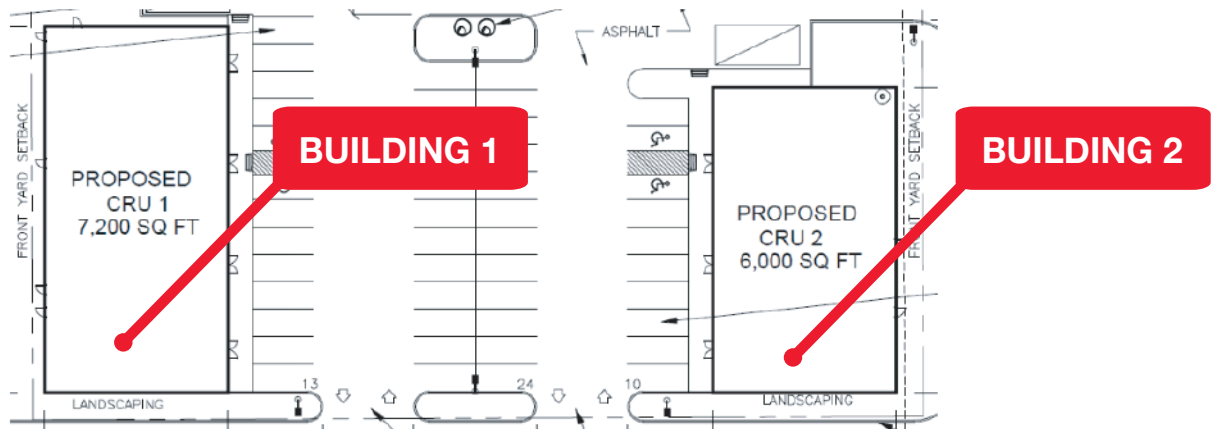
**Ballpark Way, Spruce Grove, AB**

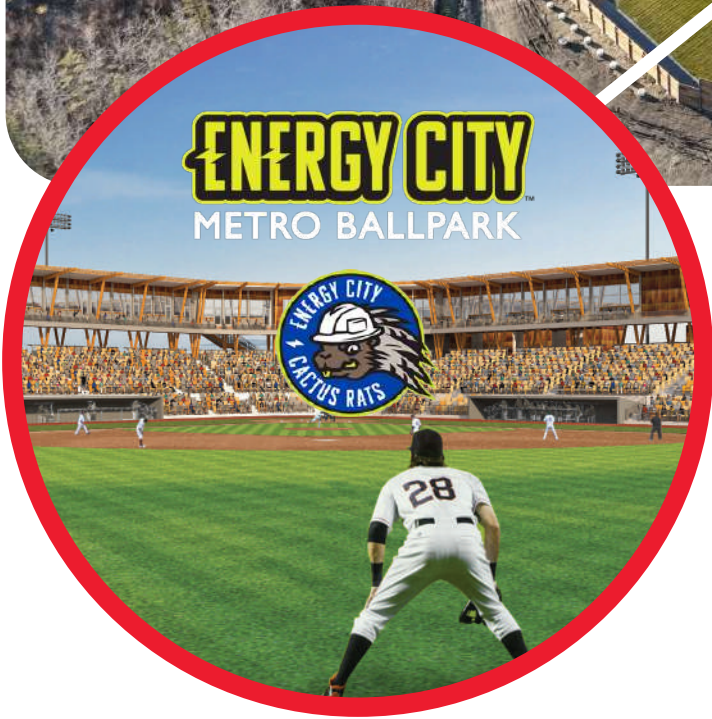
 **ROYAL LePAGE  
COMMERCIAL**

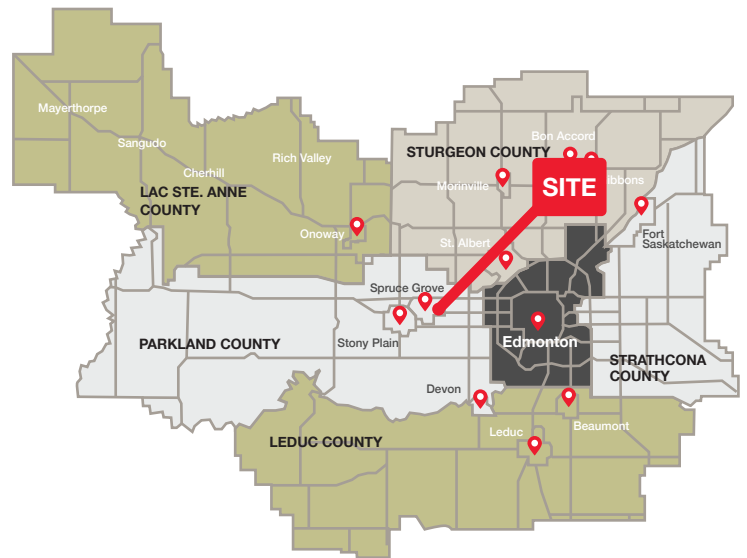
# FEATURES

- Phase 2 prime retail location at Pioneer Crossing
- Located in the heart of Spruce Grove's brand new Ballpark District
- High traffic volume: 25,000 +/- vehicles a day
- Direct access to Highway 16 & 7 minutes to West Edmonton
- Zoned C2- suitable for a variety of uses
- Situated next to the Myshak Ballpark Stadium

# SITE PLAN







# Victor Moroz

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**DEVELOPER & AGENT  
HERE TO MAXIMIZE  
YOUR COMMERCIAL VALUE**