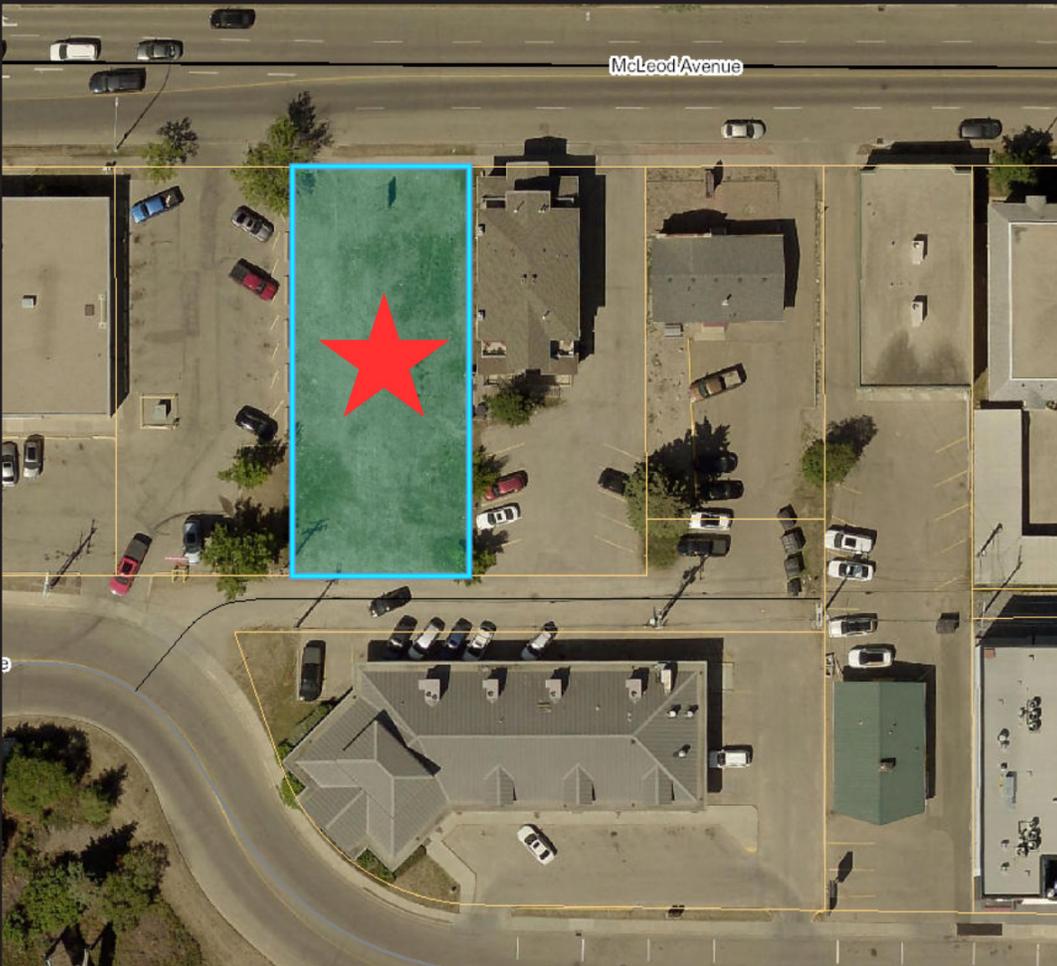


**±8,580 SF LOT**  
Commercial Development Land



**104 MCLEOD AVENUE**  
Spruce Grove, AB

**Victor Moroz, Associate Broker**  
780.499.6400 | [victor@royallepage.ca](mailto:victor@royallepage.ca)

Royal LePage® Noralta Real Estate Inc, Brokerage  
202 Main Street, Spruce Grove, AB  
Independently Owned & Operated

FOR SALE

# Reduced Price \$575,000

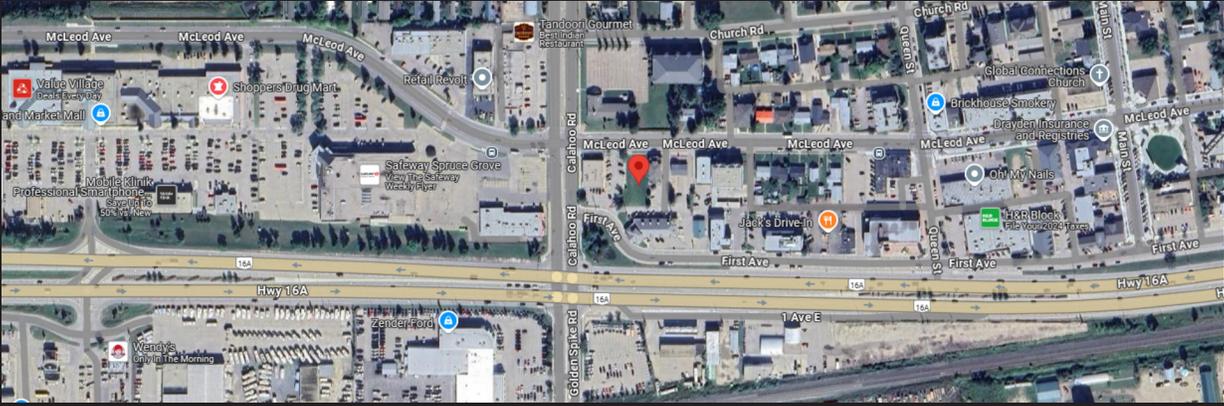
## Property Features

- Prime Development Opportunity
- ±8,580 SF of Bare Commercial Land
- Easily Accessible via Hwy 16A
- 8900+/- Vehicles PPD on McLeod Avenue
- Zoned CI - Allowing for development of up to 4 Storeys
- In the heart of Spruce Grove's thriving City Centre Commercial District
- Great location for- Retail, professional or health services, multi-unit dwellings
- Close to amenities such as CIBC, Safeway, and Boston Pizza

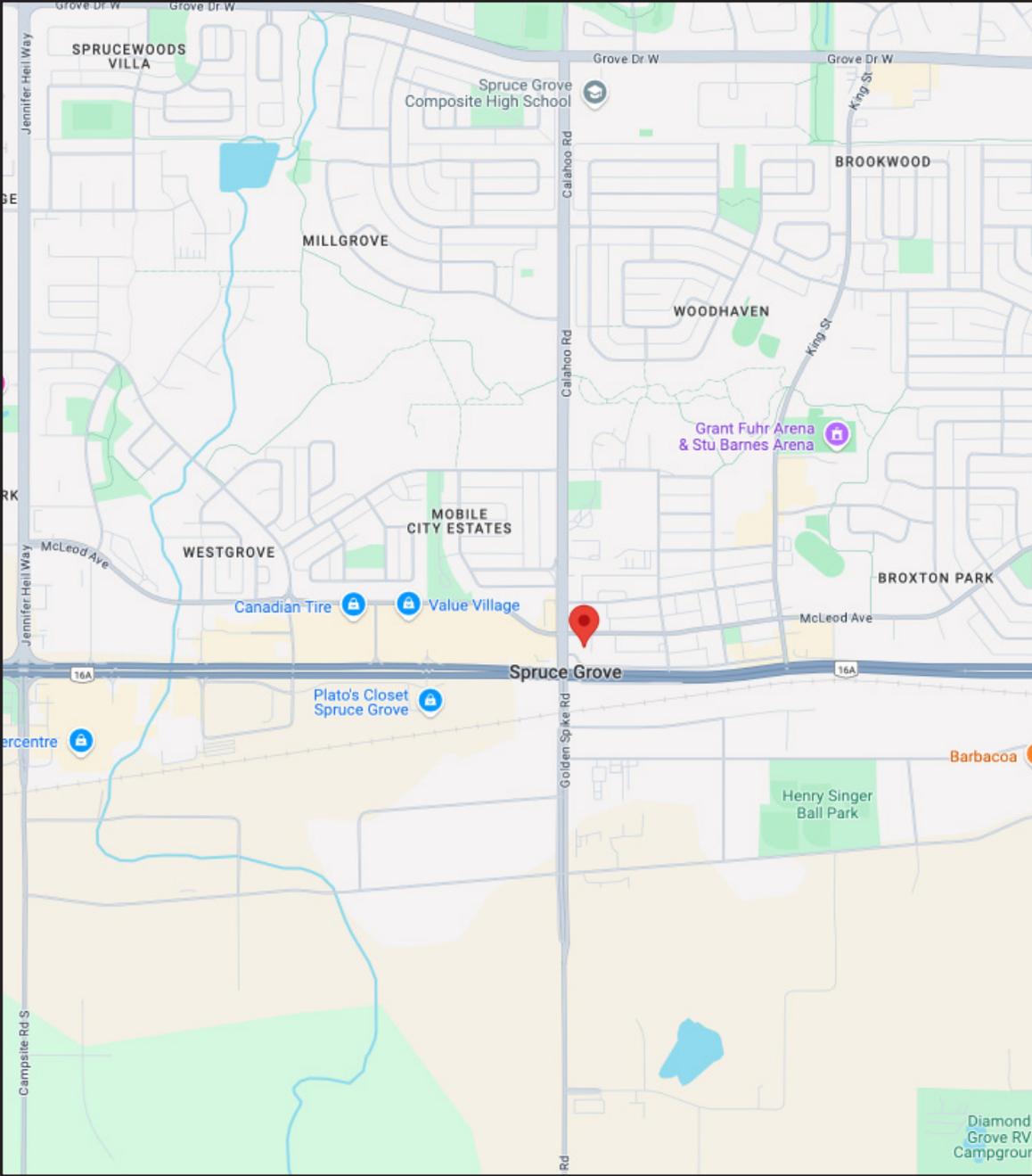


PROPERTY OVERVIEW

PROPERTY PHOTOS



# LOCATION MAP



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