

FOR SALE/LEASE/BUILT-TO-SUIT OPPORTUNITY

# CAMPSITE BUSINESS PARK PHASE 1 & 2

Golden Spike Road & Saskatchewan  
Avenue, Spruce Grove, AB



UP TO 160 ACRES AVAILABLE FOR SALE

STARTING AT \$450,000 PER ACRE

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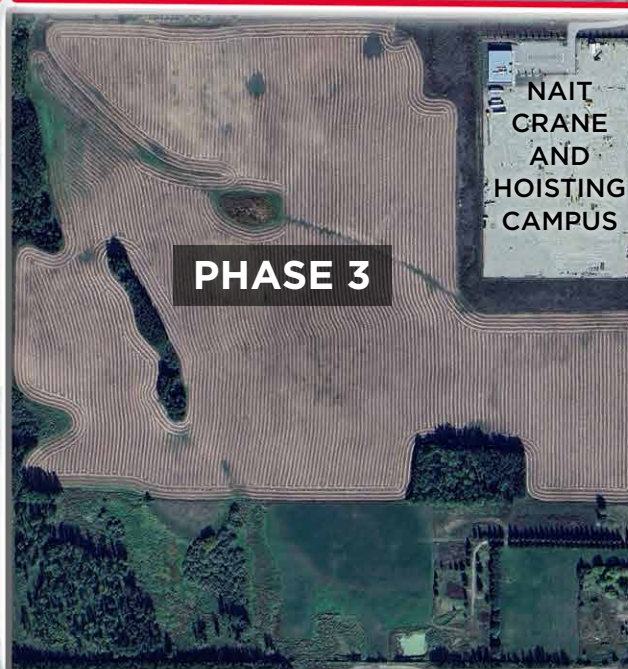
# AERIAL

HIGHWAY 16 A



CAMP SITE ROAD

GOLDEN SPIKE ROAD





# THE OPPORTUNITY

- Lots to be provided serviced and rough graded
- Located next to a Nait Crane and Hoisting Campus
- Flexible lot Sizes 1.24 to 7.61 Acres
- Lower mill rate in comparison with the City of Edmonton:
  - Spruce Grove non-residential 14.6908 (2025)
  - Edmonton non-residential 28.2724 (2025)
- Transportation: Quick access to Highway 16A and 16 (Yellowhead)
- Close proximity to grocery, fitness, restaurants, parks & coffee

## SALE PRICE

Starting at \$450,000  
per acre

## LOT SIZE

1.24 to 7.61 acres  
available

# BUILT-TO-SUIT



# LOT PRICING

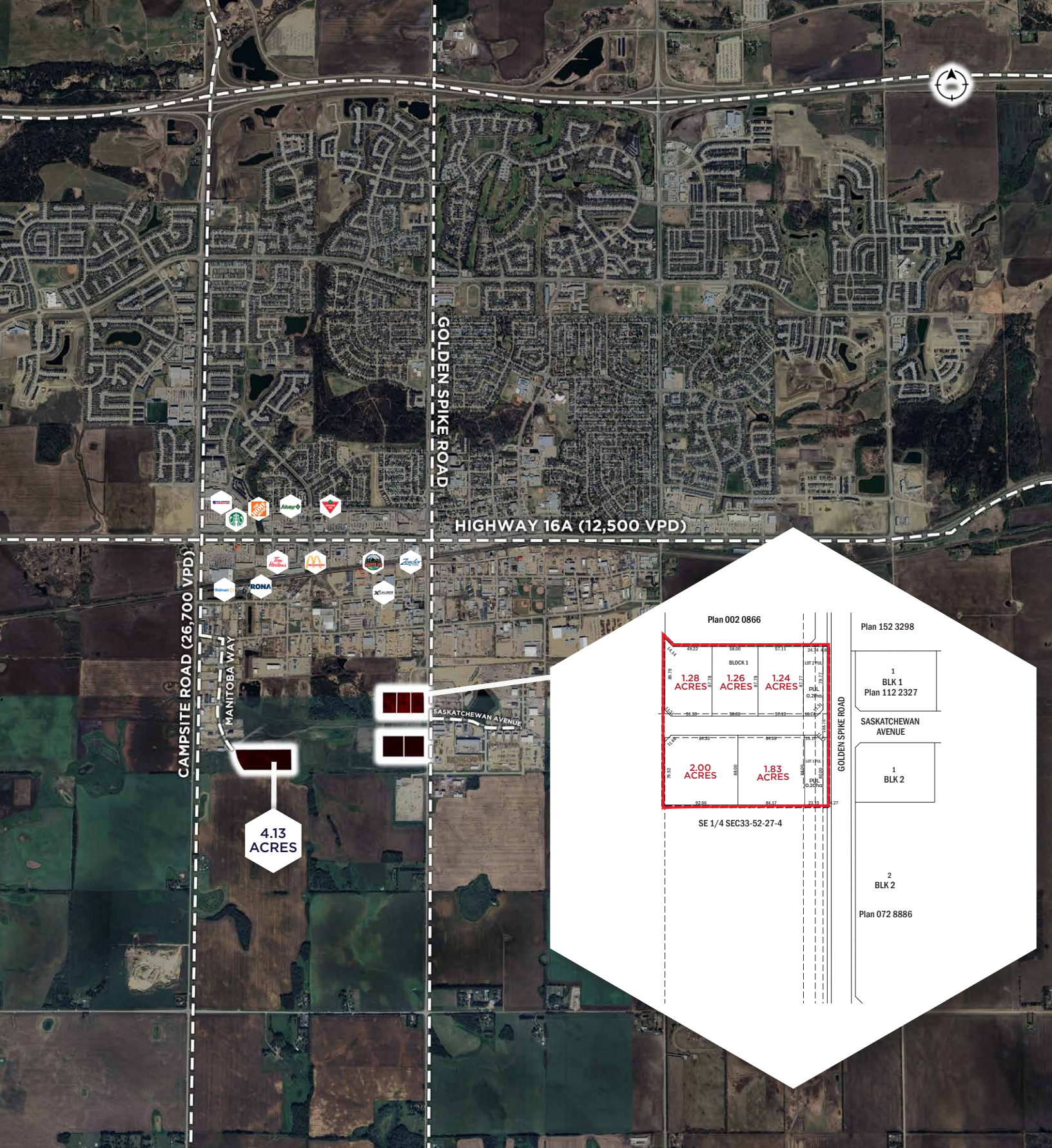
## PHASE 1 | AVAILABILITY: IMMEDIATELY

| LOT # | ACRES      | PRICE PER ACRE     | PRICE       |
|-------|------------|--------------------|-------------|
| Lot 9 | 4.13 Acres | \$450,000 per Acre | \$1,858,500 |

## PHASE 2 | AVAILABILITY: EXPECTED Q3 2026

| LOT # | ACRES      | PRICE PER ACRE     | PRICE     |
|-------|------------|--------------------|-----------|
|       | 1.24 Acres | \$470,000 per Acre | \$582,800 |
|       | 1.26 Acres | \$470,000 per Acre | \$592,200 |
|       | 1.28 Acres | \$470,000 per Acre | \$601,600 |
|       | 1.83 Acres | \$470,000 per Acre | \$860,100 |
|       | 2.0 Acres  | \$470,000 per Acre | \$940,000 |





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Edmonton

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