

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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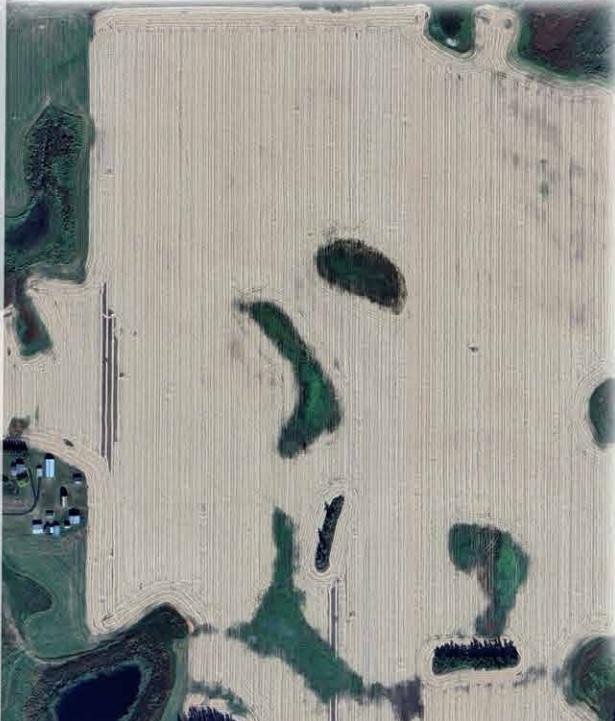
AERIAL

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



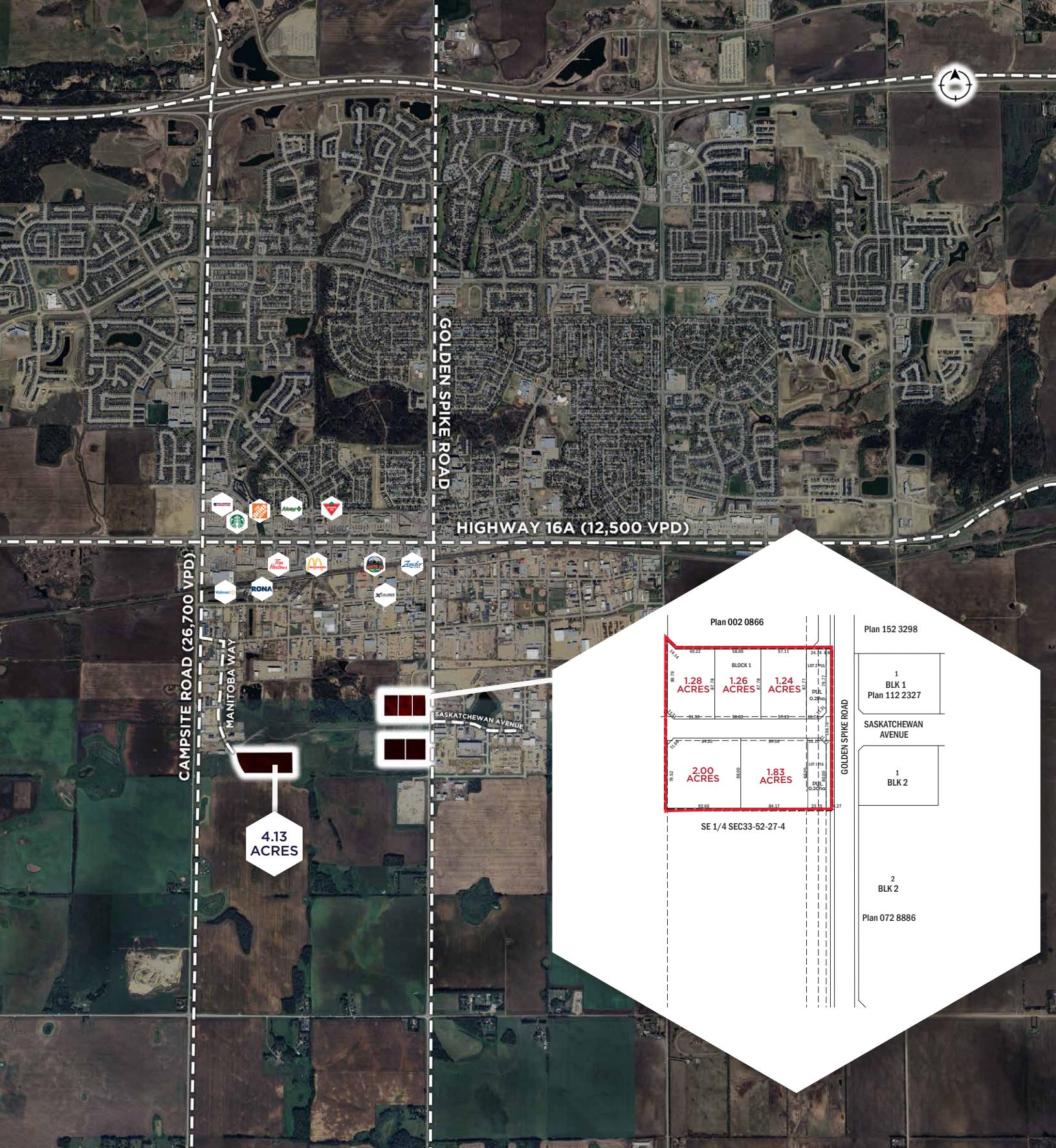
LOT PRICING

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



**CUSHMAN &
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Edmonton

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