# FOR SALE SPRUCE GROVE INDUSTRIAL LAND CAMPSITE PHASE 1



60 Manitoba Way, Spruce Grove, AB



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## THE OPPORTUNITY

- Utilities in place.
- Quick and easy access to Highway 16A, Campsite Road, Golden Spike Road and Diamond Avenue.
- In Spruce Grove, the non-residential municipal mill rate for 2024 was 9.62%, leading to significantly lower taxes compared to Edmonton, which had a rate of 18.54%.
- Spruce Grove is one of Alberta's fastest growing cities, with a strong labour force.
- Saskatchewan Ave slated to be connected east to Golden Spike Road

www.investsprucegrove.ca



### PROPERTY DETAILS

MUNICIPAL ADDRESS 60 Manitoba Way, Spruce Grove, AB

LEGAL DESCRIPTION Plan 1121654, Block 11, Lot 6

**ZONING** M1 - General Industrial

MARKET Campsite Industrial Park

**TAXES** \$12,788.02 (2024)

SITE SIZE

2.82 Acres

#### SALE PRICE

\$1,269,000 (\$450,000/acre)

#### PROPOSED BUILDING PLANS AVAILABLE

LANDLORD WOULD CONSIDER BUILD TO SUIT OPTIONS









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