

FOR SALE

±1.2 ACRES
Development Land



Property Lines Are Approximate & Not Guaranteed

11 WESTWIND DRIVE

Spruce Grove, AB

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

PROPERTY OVERVIEW

\$1,140,00.00

Property Features

- ±1.2 Acre development opportunity at Westwind Centre
- Only a 10 minute drive to West Edmonton
- Easy access to Highway 16 via Century Road
- High traffic volume (±55,000 vehicles per day)
- Excellent visibility & exposure
- Major commercial destination
- Suitable for a variety of different business opportunities
- Nearby amenities: Tim Horton's, No Frills, McDonald's, Westwind Health Centre
- Zoned C2 - Highway Commercial



PROPERTY PHOTOS



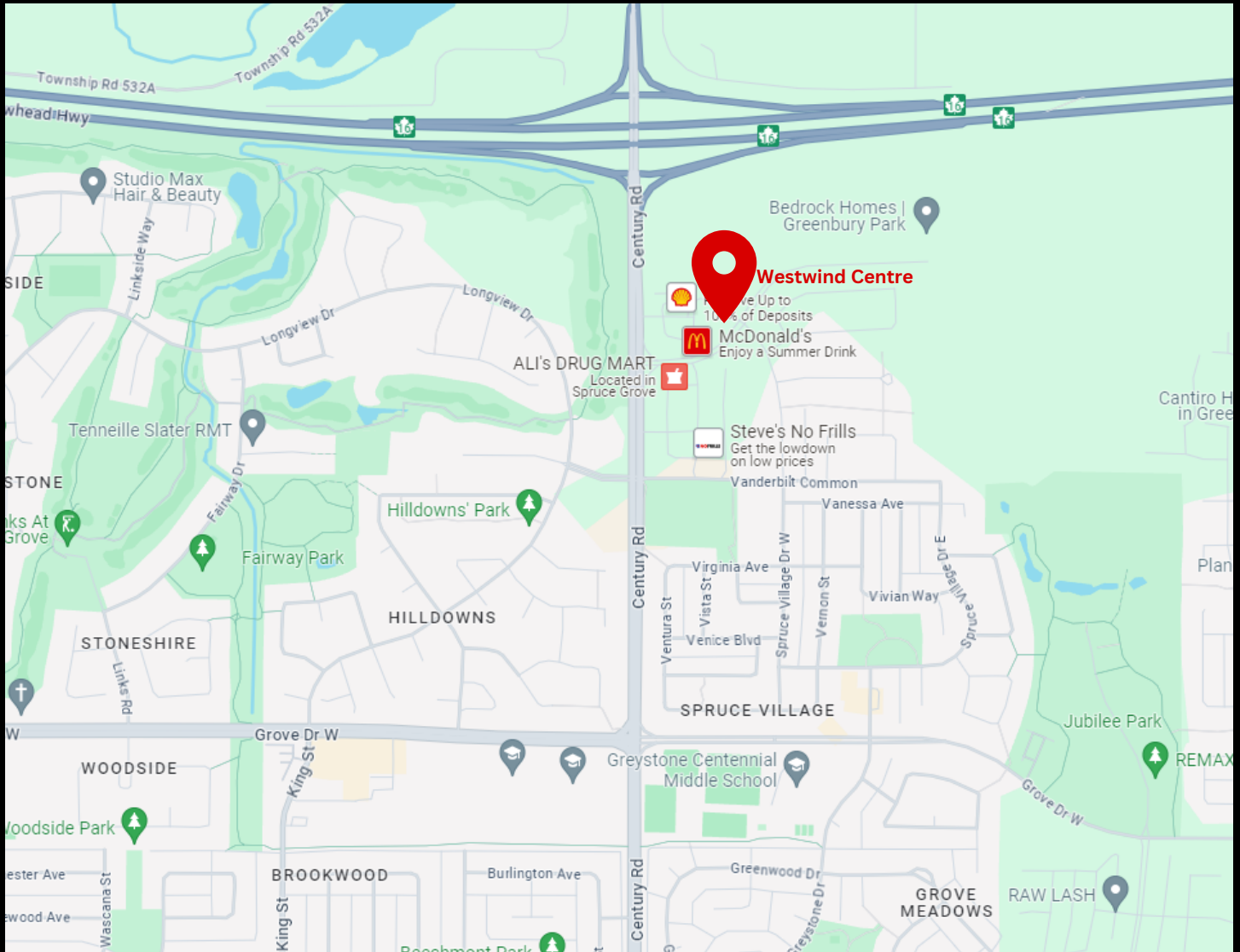
NEARBY DEVELOPMENTS

Future Kenton Residential - Next to Westwind



Rendering

LOCATION MAP



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