

# FOR SALE

**0.67 ACRES**  
Development Land



## **6 MCLEOD AVENUE**

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

**\$698,000.00**

## Property Features

- Immediate Possession!
- Bare Land
- Ready For Development
- Easy Access Via Highways 16 & 16a
- Great Exposure
- Located Across From Multi-Family Residential Complex
- Permitted Uses: Retail, Professional/Office, Eating/Drinking Establishment
- Zoned C2 - Vehicle Oriented Commercial

# PROPERTY PHOTOS



# AERIAL MAP

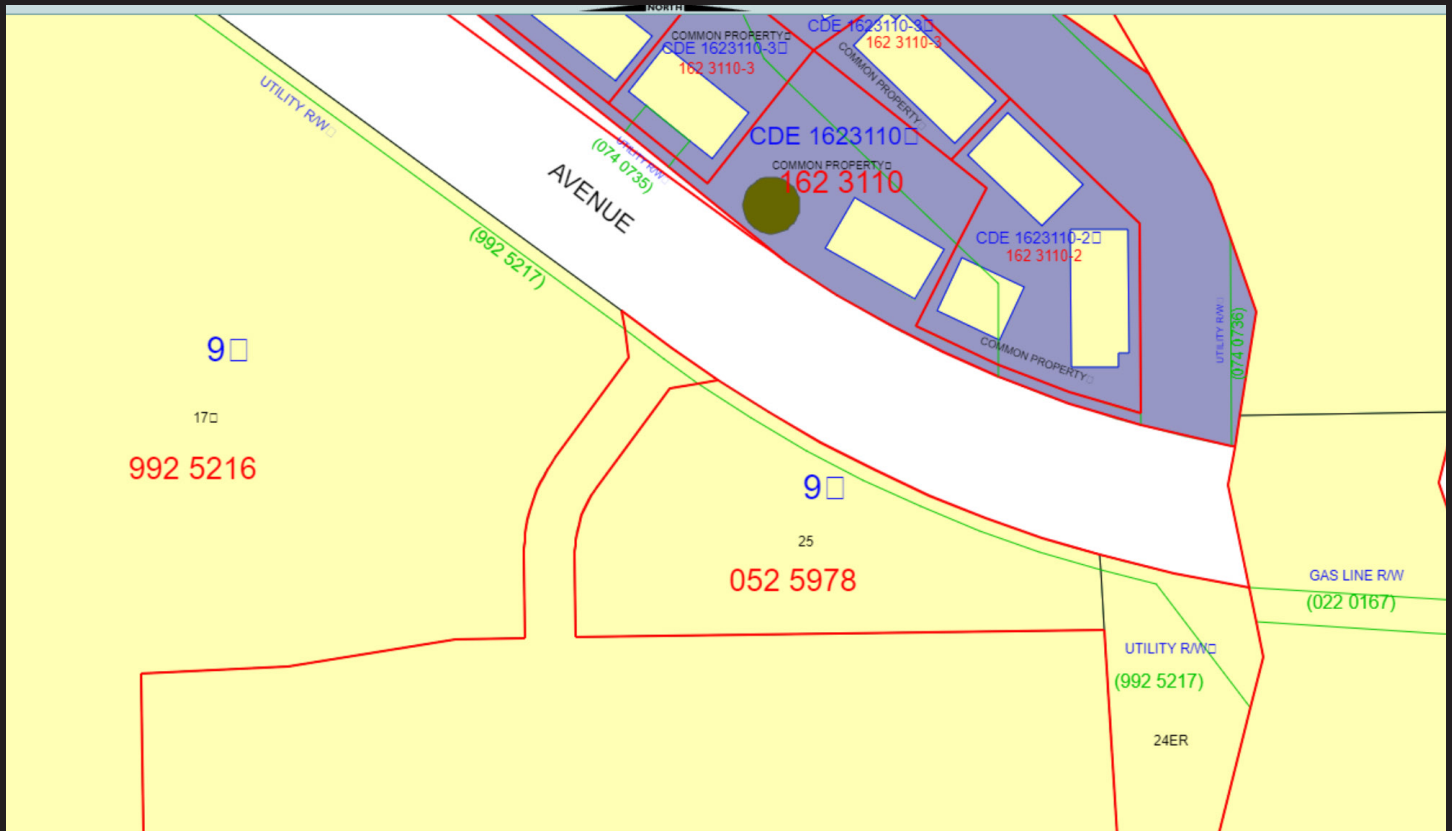
**\*\*Property Lines Approximate - Not Guaranteed\*\***



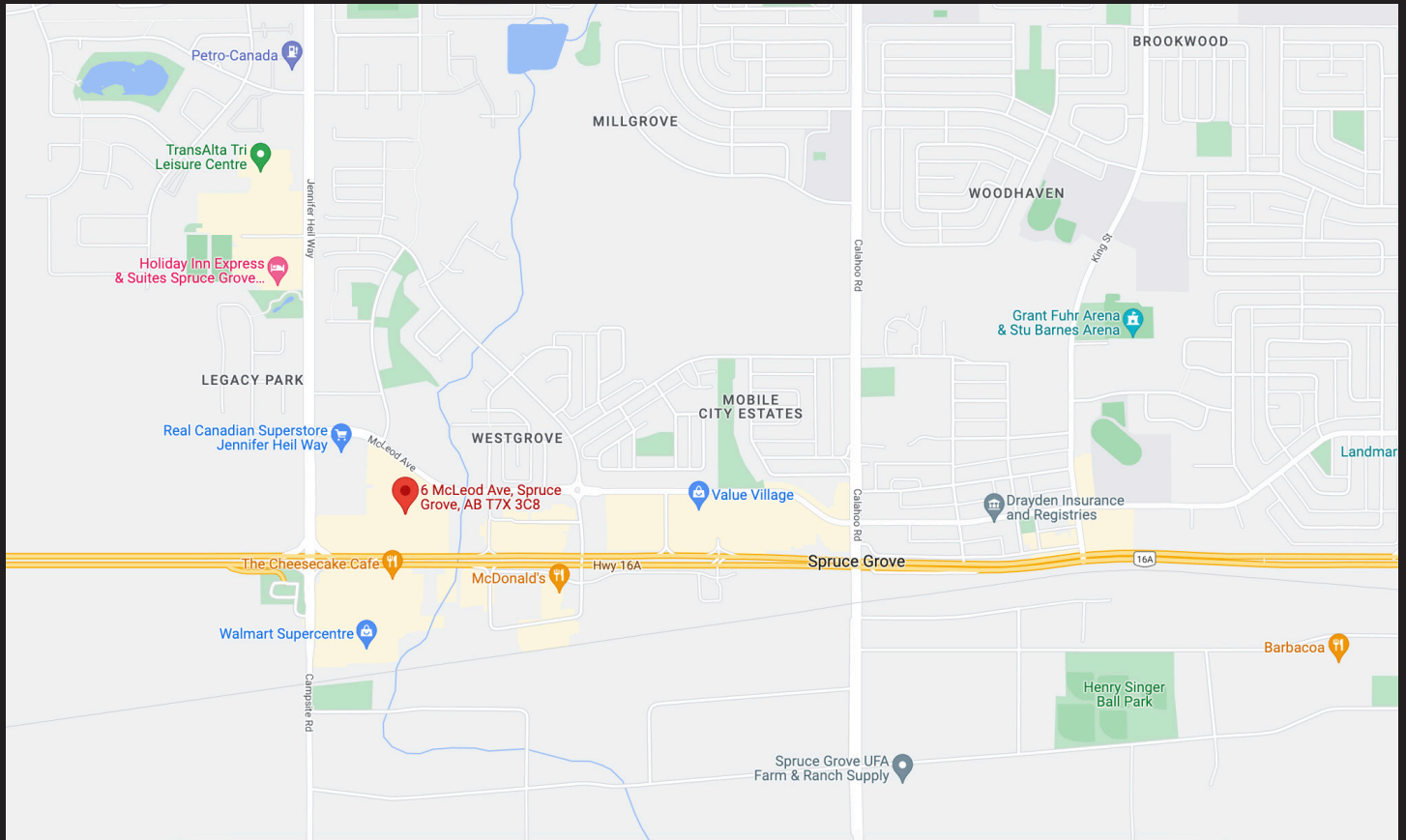
# AERIAL MAP



# SITE PLAN



# LOCATION MAP



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