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A. Bhanji & Associates

FOR SALE

Spruce Grove Industrial Land & Building

75 Madison Crescent Spruce Grove, Alberta



Property Highlights

- 4.98 Acres of rail bordered industrial development land
- Adjacent to Spruce Grove Wal-Mart
- 70' x 40' heated metal shop
- 2300 SF well maintained residence
- Zoned M1 - General Industrial

Property Information

This conveniently located parcel can be found immediately behind the high-profile Spruce Grove Wal-Mart, only minutes from West Edmonton and the Anthony Henday ring road via Highway #16A.

Ideally suited for an owner user requiring a residential premise on-site, this industrial zoned land has been improved with a well-maintained 2300 square foot house on the east end, a 70 foot by 40 foot heated metal shop, and paved access.

The parcel is bordered by rail on the north side, primarily rectangular shaped, and relatively flat, ready for quick development as a centrally located industrial site.

All measurements and specifications to be verified by purchaser.

Asking Price: \$1,750,000



The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

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Location Map



For more information about this listing, or other listings, please contact:

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