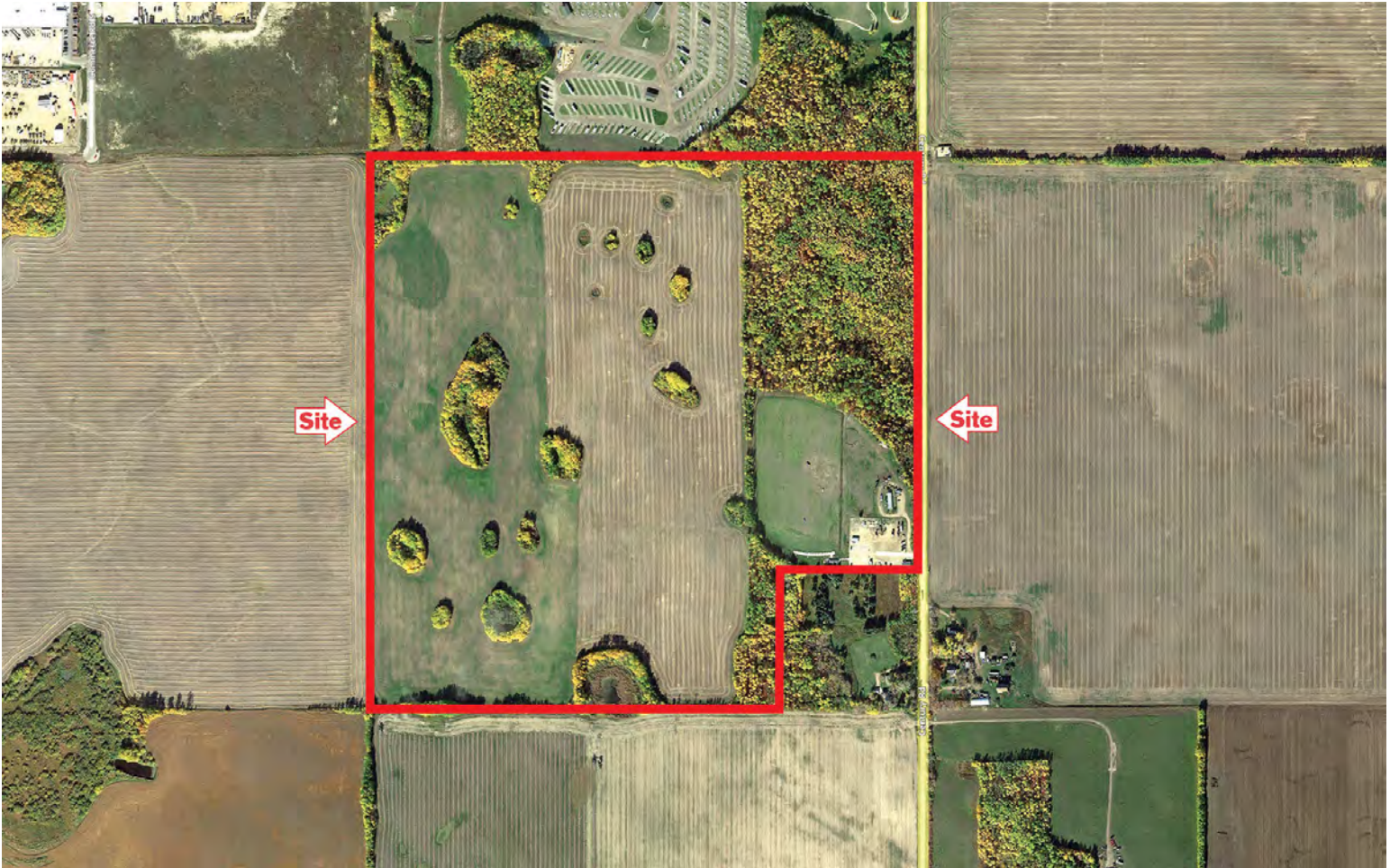


SPRUCE GROVE BUSINESS INDUSTRIAL

IMMEDIATELY DEVELOPABLE 150.02 Acres



Spruce Grove, SOUTH

196_2892_1K.jpg



SPRUCE GROVE BUSINESS INDUSTRIAL

Acres: 150.02 Acres

Price: \$4,425,590

Price/Acre: \$29,500/Acre

Features: ● Driving Range business included with a Revenue of +/- \$150,000 Annual; and Net operating income of +/- \$50,000 per year !!

● Industrial Land ready for development in one of Edmonton's Growing Satellite Towns !

● 20 minutes West of Edmonton !

● Minutes to Shops, Services and Amenities in Acheson, Spruce Grove & Stony Plain !

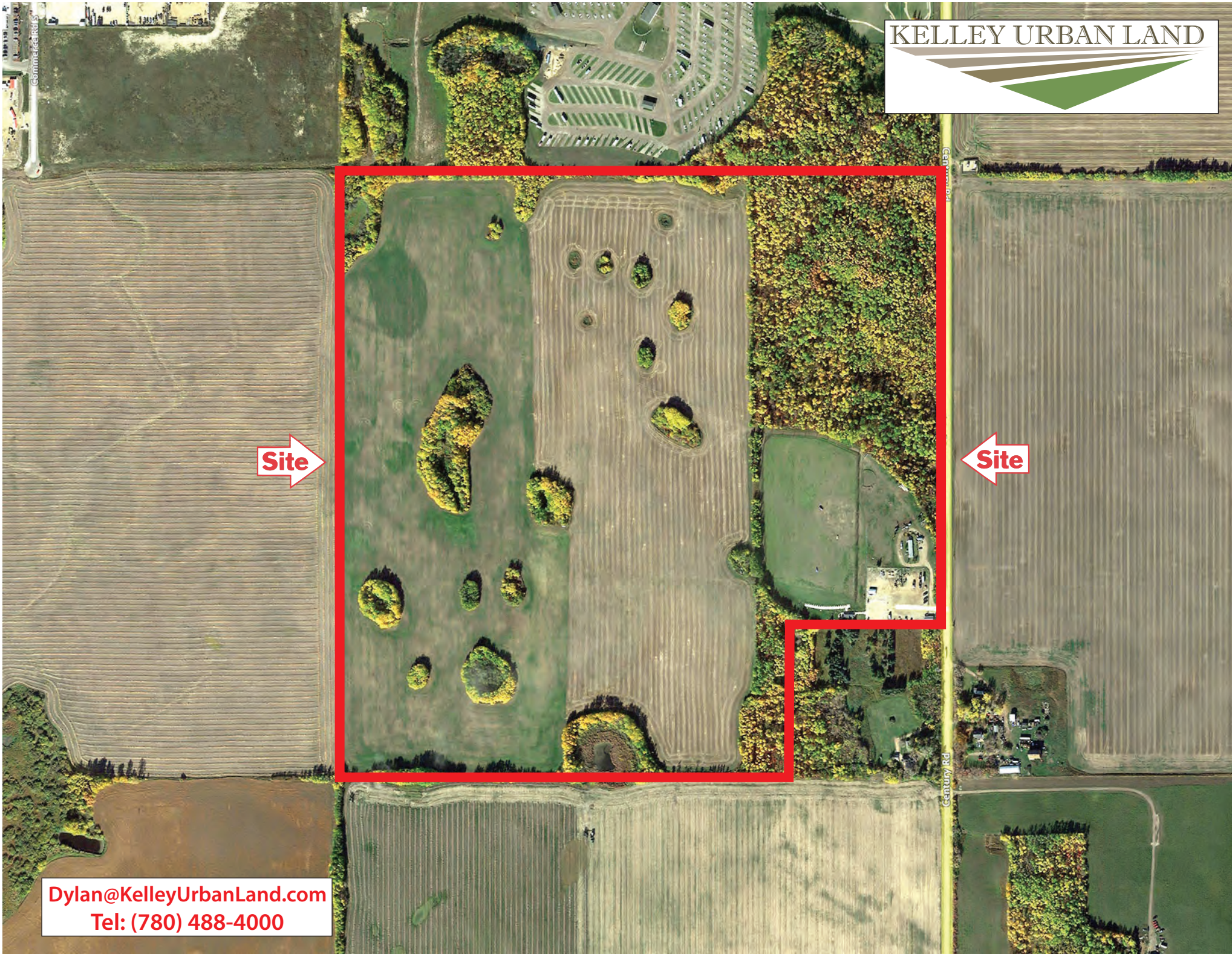
● Waterline & Sewer-line connections are Nearby !

● Immediately Developable !!

● Excellent Development or Holding Investment !!

Site

Site



SPRUCE GROVE

Site

Site

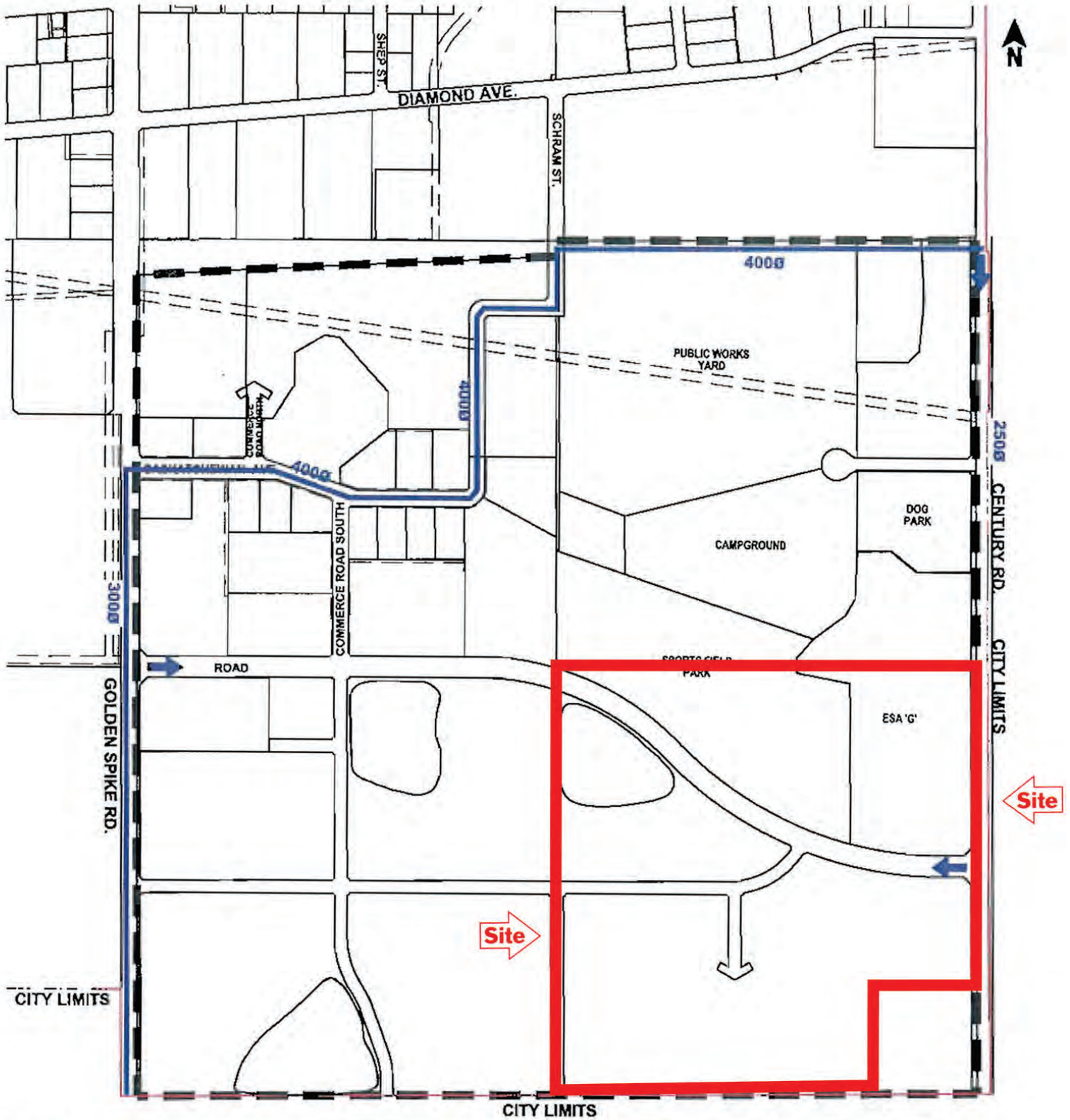
SPRUCE GROVE

Site

Site

Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

FIGURE 6 - Water Servicing Plan

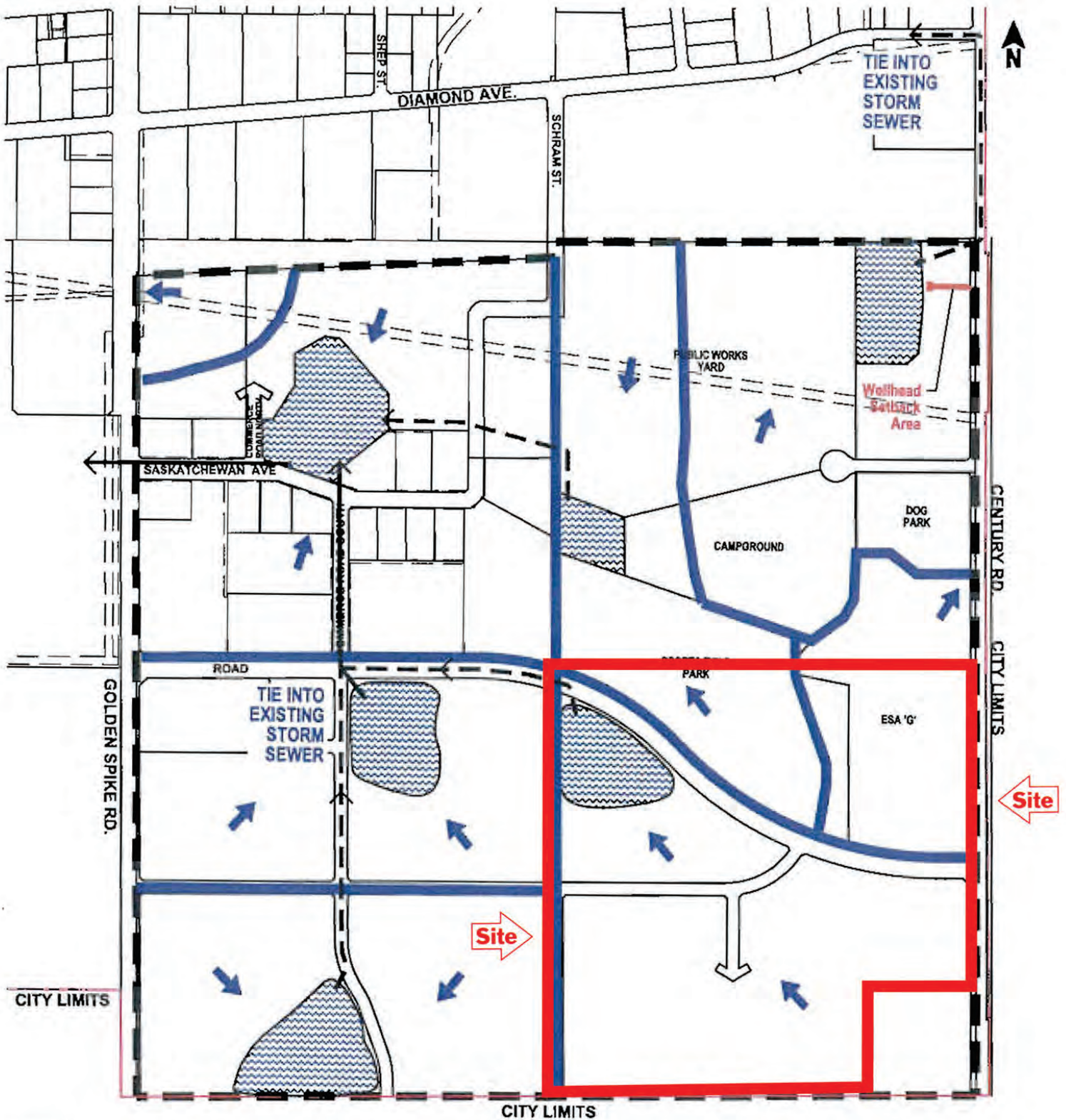


Legend




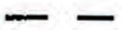


- ASP Boundary
- Water Servicing System
- Direction of Flow

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Tel: (780) 488-4000

FIGURE 8 - Stormwater Servicing Plan

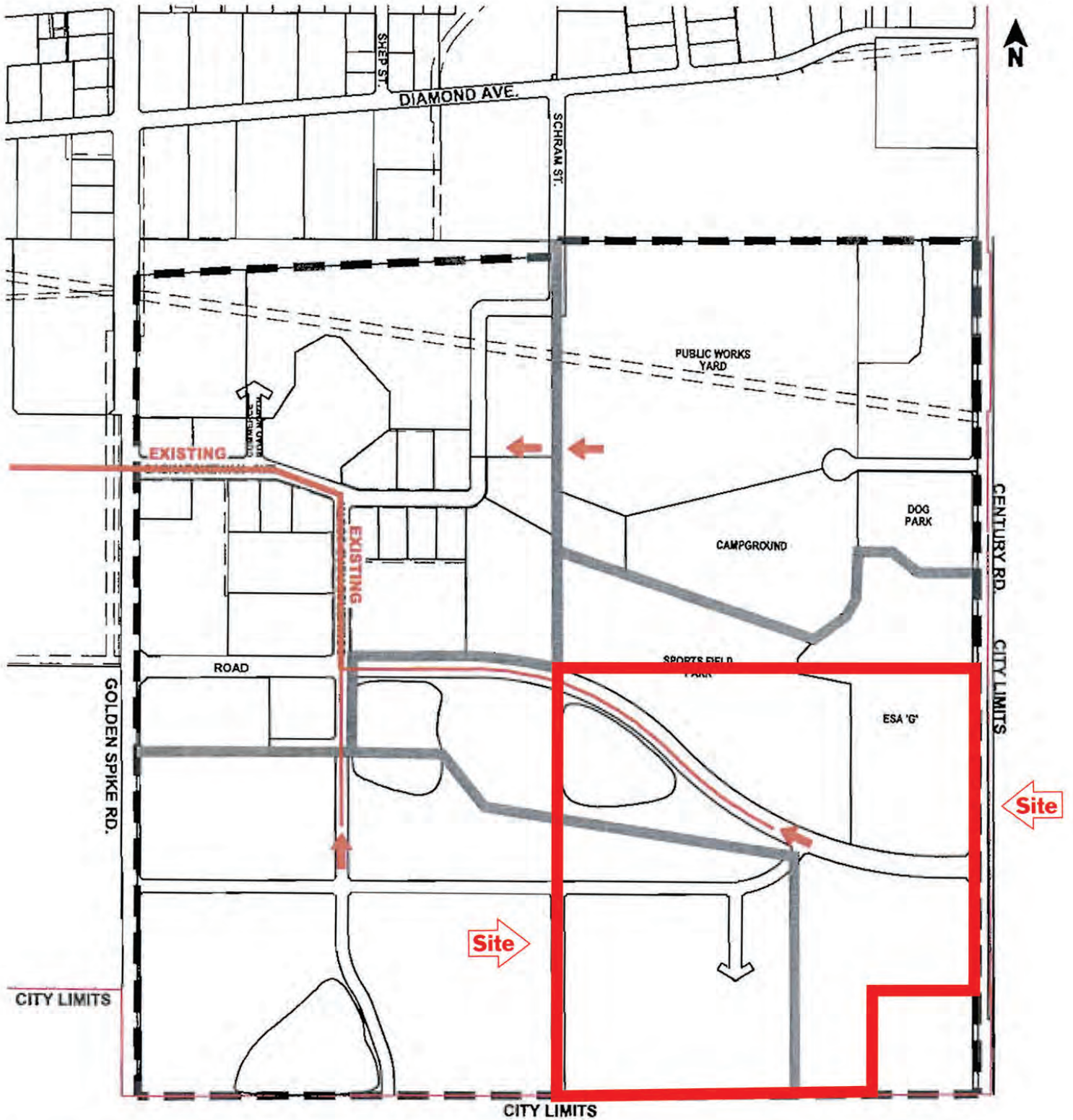


Legend

-  ASP Boundary
-  Existing Storm Sewer System
-  Basin Boundary
-  Proposed Storm Sewer System
-  Stormwater Facility
-  Direction of Flow

Dylan@KelleyUrbanLand.com
 Tel: (780) 488-4000

FIGURE 7 - Sanitary Servicing Plan

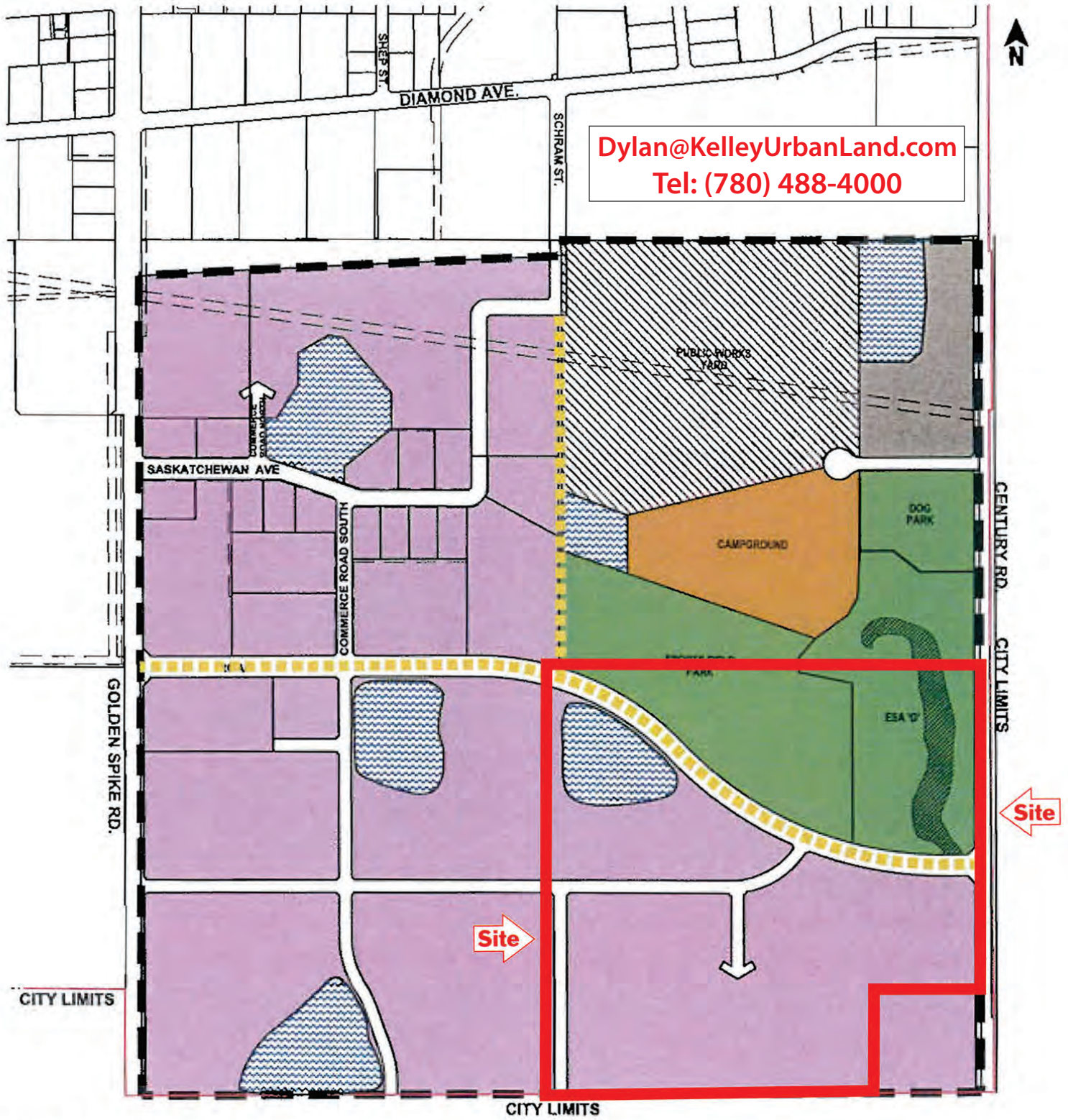


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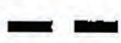





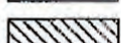
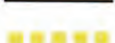

- ASP Boundary
- Basin Boundary
- Sanitary Servicing System
- Direction of Flow

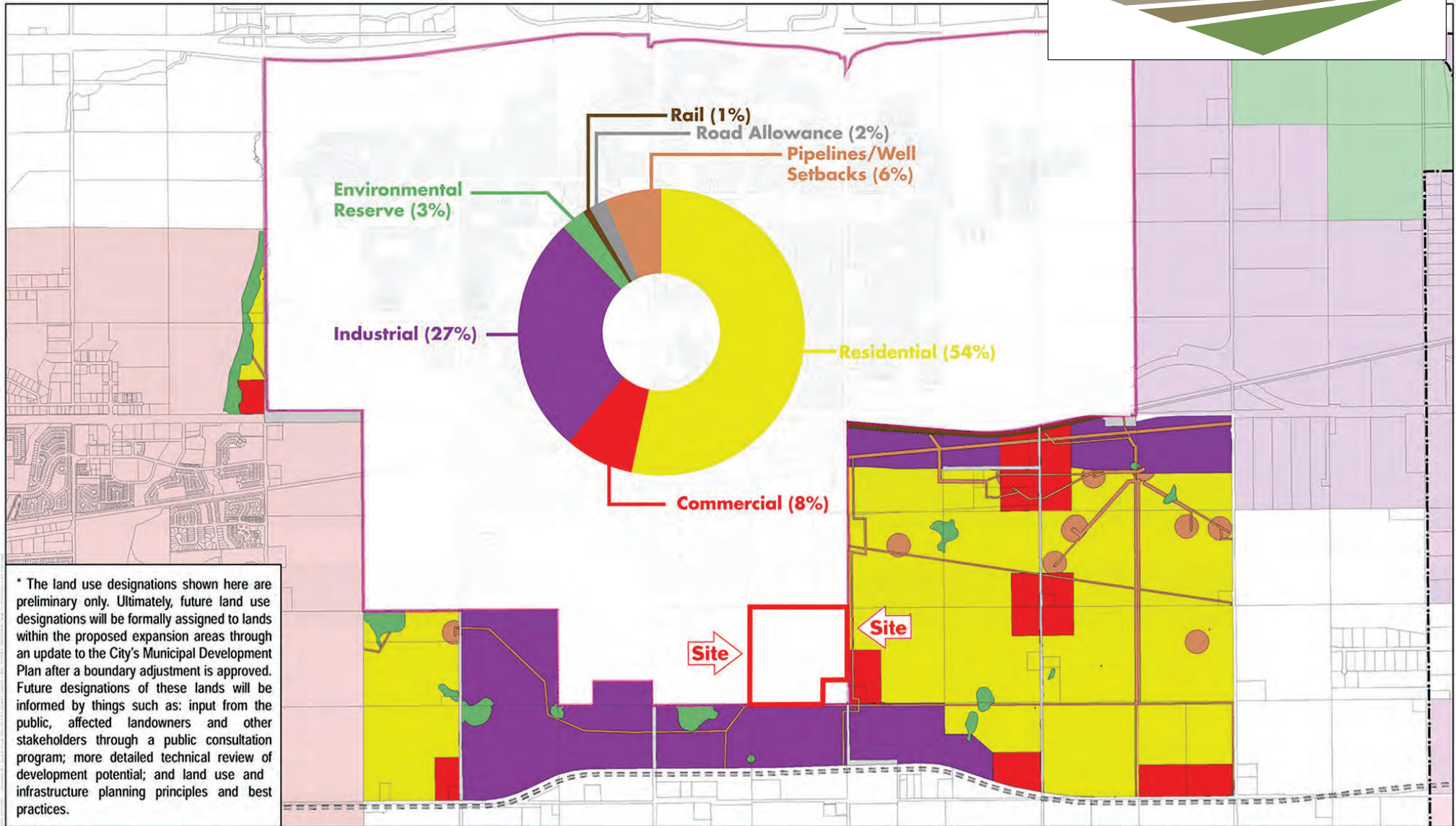
Dylan@KelleyUrbanLand.com
Tel: (780) 488-4000

FIGURE 4 - Development Concept

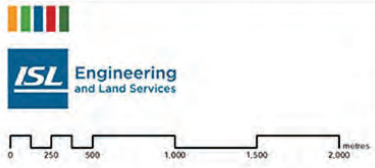


Legend

- | | | | | | |
|--|---------------|---|---|---|-----------------------|
|  | ASP Boundary |  | Flex Site (Institutional / Industrial / Recreation) |  | Park / MR |
|  | Industrial |  | Campground |  | Environmental Reserve |
|  | Institutional |  | Multi-Use Trail |  | Stormwater Facility |



* The land use designations shown here are preliminary only. Ultimately, future land use designations will be formally assigned to lands within the proposed expansion areas through an update to the City's Municipal Development Plan after a boundary adjustment is approved. Future designations of these lands will be informed by things such as: input from the public, affected landowners and other stakeholders through a public consultation program; more detailed technical review of development potential; and land use and infrastructure planning principles and best practices.

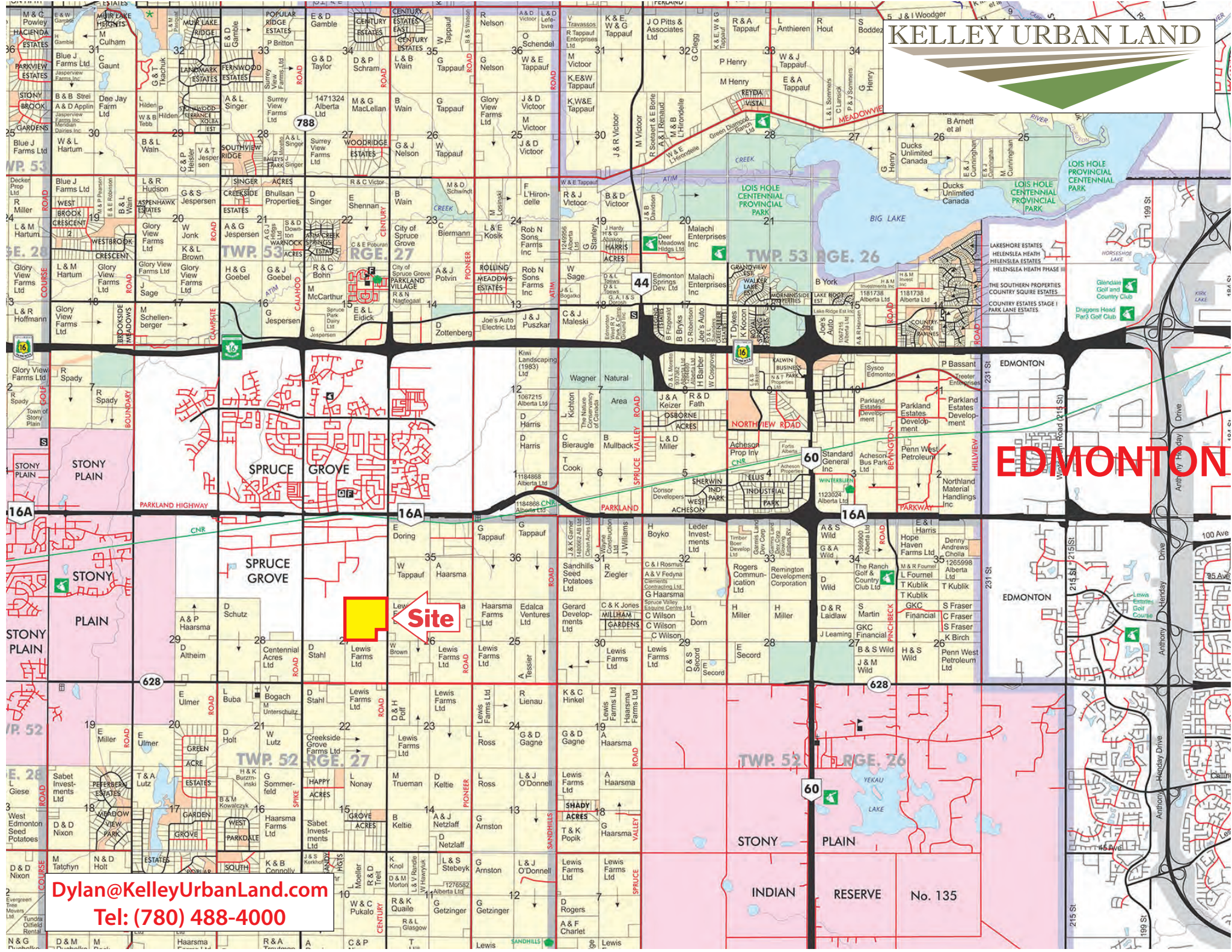


- Parcel
- Study Area
- City of Spruce Grove
- Town of Stony Plain
- Acheson Industrial ASP
- Enoch Cree Nation
- Wagner Natural Area
- Future Realigned Highway 628
- Residential
- Commercial
- Industrial
- Environmental Reserve
- Pipeline/Well Setback
- Rail
- Road Allowance

1:30,000

Dylan@KelleyUrbanLand.com
 Tel: (780) 488-4000

KELLEY URBAN LAND



EDMONTON

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Tel: (780) 488-4000