

\$635,000 - 90 Manitoba Court, Spruce Grove

MLS® #E4428832

\$635,000

0 Bedroom, 0.00 Bathroom,
Land Commercial on 0.00 Acres

East Campsite Business Park, Spruce Grove,
AB

PRIME INDUSTRIAL LAND â€“ READY FOR DEVELOPMENT! Seize this exceptional 1.61+/- acre industrial lot in Spruce Groveâ€™s Campsite Business Park! Strategically positioned just minutes from Highway 16A, this property boasts direct exposure to Campsite Road and sits just blocks from the new high-load corridor, ensuring seamless transportation via Campsite Road/Jenn Heil Way. Key advantages: Prime Access â€“ Minutes to Yellowhead Highway 16 (overpass access), Golden Spike Road, and Highway 627 Fully Services available â€“ All utilities available at the property line Development-Ready â€“ Off-site levies paid Zoned M1 â€“ General Industrial Fully fenced and graveled site! Perfect for industrial businesses looking to establish or expand in a high-visibility, high-accessibility location

Essential Information

| | |
|-----------|-----------------|
| MLS® # | E4428832 |
| Price | \$635,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |
| Type | Land Commercial |
| Status | Active |

Community Information



| | |
|-------------|-----------------------------|
| Address | 90 Manitoba Court |
| Area | Spruce Grove |
| Subdivision | East Campsite Business Park |
| City | Spruce Grove |
| County | ALBERTA |
| Province | AB |
| Postal Code | T7X 0V5 |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 17 |
| Zoning | Zone 91 |

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Listing information last updated on April 19th, 2025 at 10:02pm MDT