

FOR SALE

SPRUCE GROVE DEVELOPMENT LAND

#6, 52524 Range Road 271, Spruce Grove, AB



PRICE REDUCED!

HIGHLIGHTS

- 18.83 acres ± of prime development land
- Existing 80' x 60' heavily compacted gravel pad
- Water well on site
- Secured front gate and constructed privacy berm
- Recently annexed into the City of Spruce Grove, offering strong growth potential
- Excellent opportunity for future subdivision, industrial development, and outdoor storage uses
- Direct north boundary exposure to CN Railway line
- Strategically located south of Hwy 16A on Pioneer Road

TYLER WEIMAN, SIOR

Partner, Associate

C 780.995.0028

tyler@royalparkrealty.com

JOANNA LEWIS

Senior Transaction Manager

D 780.423.7580

joanna@royalparkrealty.com



**ROYAL PARK
REALTY™**

T 780.448.0800 F 780.426.3007
#201, 9038 51 Avenue NW Edmonton, AB T6E 5X4

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Property Location | Spruce Grove Development Land



Welcome to The City of Spruce Grove

Spruce Grove is a proven industrial hub where local and global companies succeed. Strategically located between Hwy 16 and Hwy 16A, the city offers excellent transportation access, competitive property taxes, nearly half of Edmonton, and a skilled workforce close to home.

Supported by a Council committed to Economic Prosperity, Spruce Grove continues to experience strong population and employment growth, delivering expanding market opportunities and an outstanding quality of life.

Property Details & Financials

| | |
|-------------------|--|
| MUNICIPAL ADDRESS | #6, 52524 Range Road 271, Spruce Grove, AB |
| LEGAL DESCRIPTION | Plan: 5630RS; Lot: A |
| LAND USE | UAT (Urban Agriculture Transition District) |
| SITE SIZE | 18.83 acres ± |
| SALE PRICE | \$1,318,100 (\$70,000/acre) \$1,400,000 (\$74,350/acre) |
| PROPERTY TAXES | \$4,880.00/yr (2025) |
| POSSESSION | Negotiable |



DRIVE TIMES:

- 10 MINS TO ACHESON
- 30 MINS TO EDMONTON CITY CENTRE
- 40 MINS TO NISKU/LEDUC
- 40 MINS TO EIA

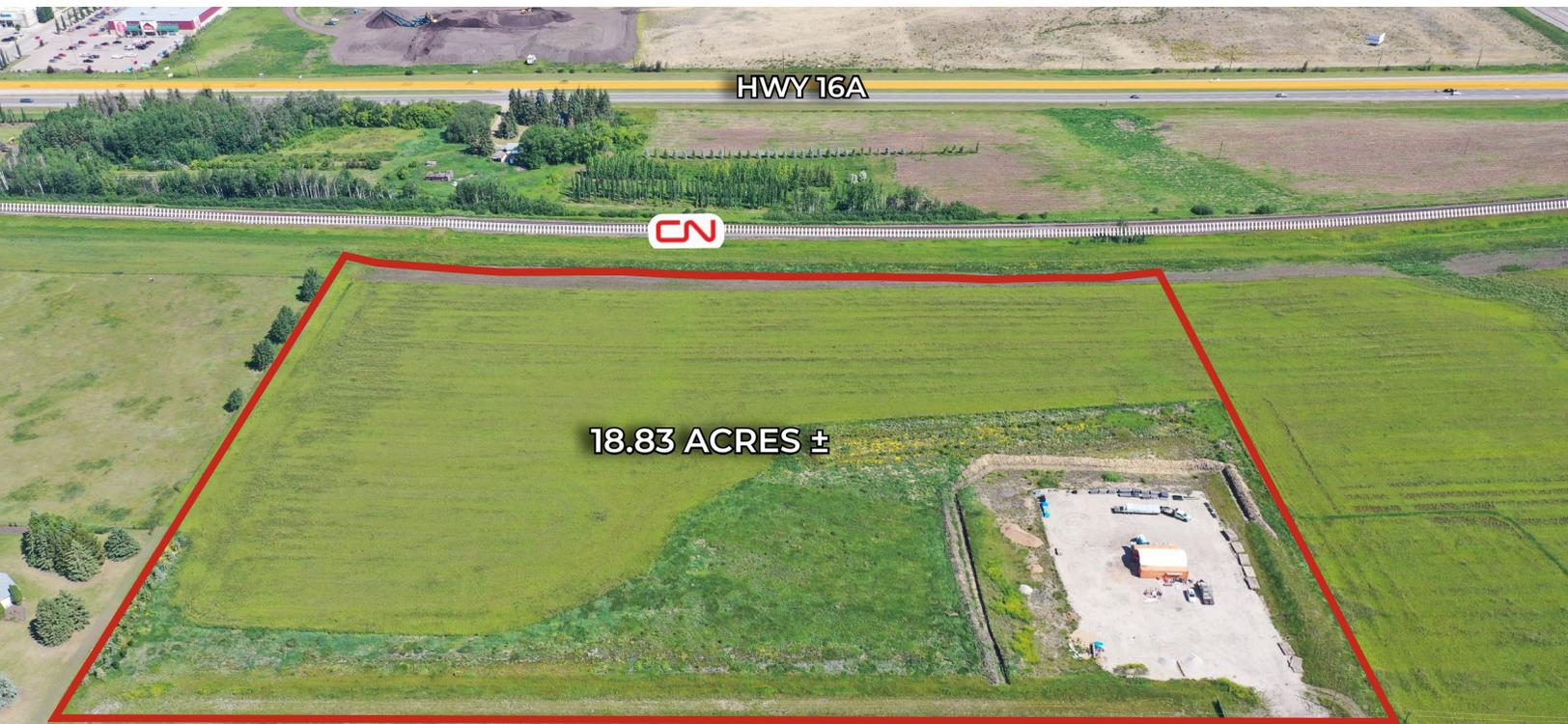


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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.



As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties.

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.

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