

FOR SALE

SPRUCE GROVE DEVELOPMENT LAND

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



HIGHLIGHTS

- 18.830 Acres \pm of development land in Spruce Grove
- Current site has approximately 80' x 60' area of heavily compacted gravel and prepped land
- Front gate and privacy berm
- Recently annexed into Spruce Grove
- An opportunity for future subdivision, industrial usage and storage purposes
- Active CN railway line on the north boundary
- Located south of Hwy 16A on Pioneer Road and east of The City of Spruce Grove

CONTACT

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PROPERTY DETAILS

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 18.830 Acres \pm

POSSESSION Negotiable

FINANCIALS

SALE PRICE \$1,400,000.00

PROPERTY TAXES TBC

ABOUT THE AREA

Join neighbours such as:

- The Big Greenhouse Garden Centre
- Pioneer Crossing
- Myshak Metro Ballpark
- Pioneer Point
- Easton Development

DRIVE TIMES:

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

NEIGHBOURHOOD



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PROPERTY LOCATION



AERIAL



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The information contained herein is believed to be correct, however does not form part of any future contract. The offering may be withdrawn at any time without notice or cause.

SECTION 133 UAT - URBAN AGRICULTURAL TRANSITION DISTRICT

(Bylaw C-1263-23, September 11, 2023)

(1) GENERAL PURPOSE

This District is intended to allow for Agricultural Uses and limited rural land Uses on undeveloped or developed parcels of land to low intensity, that do not prejudice the future Development of the land for urban Uses to occur in an orderly and efficient manner.

| Permitted Uses | Discretionary Uses |
|--|--|
| <ul style="list-style-type: none">• Agriculture• Home Occupation, Minor | <ul style="list-style-type: none">• Accessory Building• Accessory Use• Bed and Breakfast Establishment• Cottage Industry• Dugout• Family Day Home• Garage Suite• Home Occupation, Major• Manufactured Home• Secondary Suite• Single Detached Dwelling• Temporary Building or Use• Topsoil Processing |

(Bylaw C-1269-23, Feb. 12, 2024)

(2) DEVELOPMENT REGULATIONS

In addition to the Regulations contained in Part 6 General Regulations, Part 7 Special Regulations, Part 8 Parking Regulations, Part 9 Landscaping Regulations, and Part 10 Sign Regulations, the following regulations shall apply to all Development in this District.

| | Site Standard |
|-------------------------------|---|
| Site Area (Minimum): | • 4.0 ha, or the minimum area required to accommodate existing Development, for maximum of one Site per quarter section |
| Front Yard Setback (Minimum): | • At the discretion of the Development Authority |
| Side Yard Setback (Minimum): | • At the discretion of the Development Authority |
| Rear Yard Setback (Minimum): | • At the discretion of the Development Authority |
| Site Coverage (Maximum): | 15% |
| Building Height (Maximum): | • 12.0 m, except for Buildings that are Accessory to agricultural operations |

WELCOME TO THE CITY OF SPRUCE GROVE, AB

Located just minutes west of Edmonton, Spruce Grove is a vibrant city of 40,000 people and counting. Part of the Greater Edmonton Region, a robust hub with 1.5 million people, Spruce Grove is the service and supply destination for a trade area population of 150,000.

Spruce Grove is a proven industrial player in the region. Local, national, and global companies are finding success here. Situated between the TransCanada Yellowhead Highway and Highway 16A, we offer immediate access to major transportation routes and are in close proximity to rail and air. Our property taxes are almost half of what you would pay in Edmonton. Did we mention that our talent pool appreciates the chance to work close to home?

Spruce Grove City Council supports economic development strategies that position the City for success in a changing global economy; Council's 2022-2025 Strategic Plan has "Economic Prosperity" as one of its four main themes.

Spruce Grove has strong population and employment growth. We offer a vast consumer market and exciting investment opportunities. And, most important, a desirable quality of life.

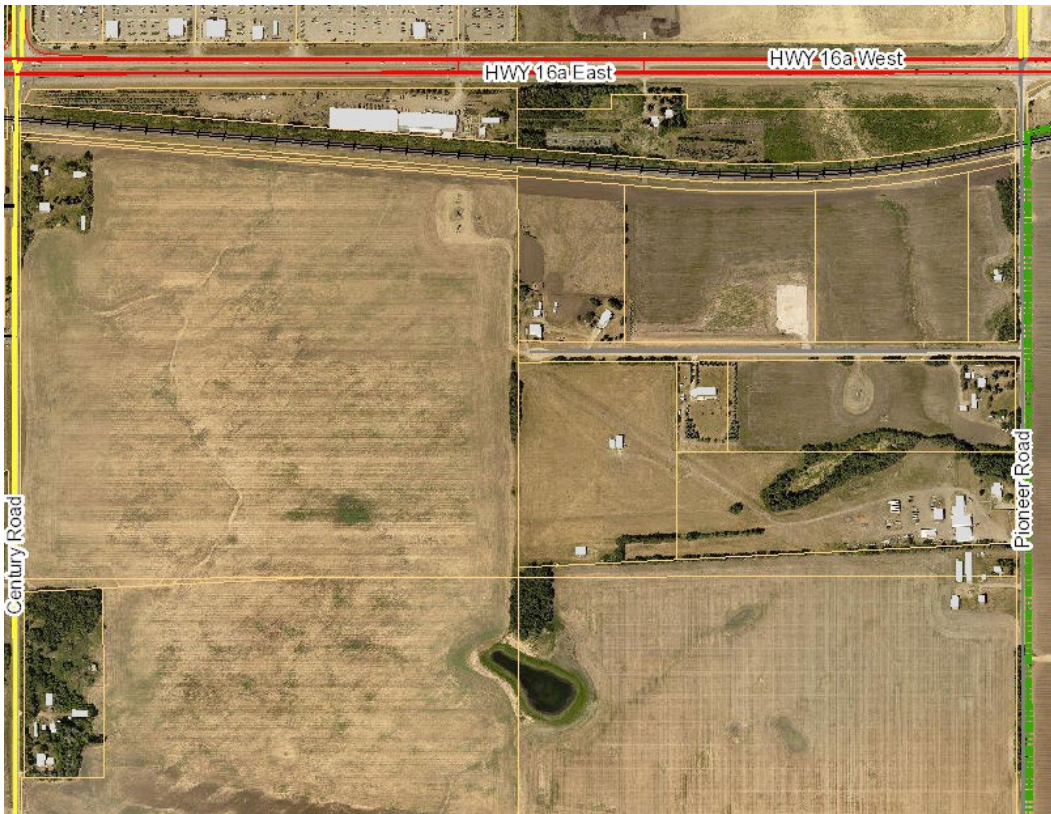


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FUTURE PLANNING



REGIONAL MAP



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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 - BIO

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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