

# FOR SALE

**±2 ACRES**  
Development Land



\*\*Property Lines Approximate  
Not Guaranteed

**Lot 3B**

Future Myshak Metro  
Ballpark

HWY 16A

Alberta  
16A

## **LOT 3, BALLPARK COMMERCIAL DISTRICT** Spruce Grove, AB

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Royal LePage® Noralta Real Estate Inc, Brokerage  
202 Main Street, Spruce Grove, AB  
Independently Owned & Operated

# PROPERTY OVERVIEW

**\$2,500,000.00**

## Property Features

- Exciting commercial prospect in Spruce Grove's brand new Ballpark District
- Direct access to Highway 16A
- Only 7 minutes to West Edmonton
- High traffic volume ( $\pm 25,000$  vehicles per day)
- Excellent visibility and prime exposure
- Located next to the future Myshak Metro Ballpark
- Added advantage of being a corner lot with drive-through potential
- Plenty of surrounding residential construction
- Zoned for Highway Commercial

# AERIAL VIEWS



# DEVELOPMENT MAP



*Myshak*  
METRO BALLPARK

# DEVELOPMENT PLAN



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