\$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 Grove'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

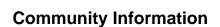
MLS® # E4428832

Price \$635,000

Bathrooms 0.00 Acres 0.00

Type Land Commercial

Status Active









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 28

Zoning Zone 91

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Listing information last updated on May 1st, 2025 at 1:02pm MDT