



**Land Commercial For Sale**

**Spruce Grove 91 City Centre** **LP: \$1,200,000**

**620 CALAHOO RD** **Lse Rate:**

**SP:** M

<b>Trans Type:</b> For Sale	<b>Listing ID #:</b> E4163981	<b>ACTIVE</b>
<b>Sale Type:</b>	<b>Land Size SF:</b> 59,677	
<b>Zoning:</b> Urban rural	<b>Land Size Acres:</b> 1.370	
<b>Prop Taxes:</b> 2,520.00 / 2018	<b>Lot Frontage:</b>	
<b>Other Types:</b> LAN, MFC	<b>Subj Prop Width:</b>	

Prime development opportunity! 1.37 Acres - this land is backing onto 40 Acres of trails and paths of Spruce Grove's Heritage Trail System. Property is located within Spruce Grove's city centre and walking distance to all amenities including the medical facility, major banks, grocery stores and restaurants. Ideal location for a seniors or multi-family development. The property has 250mm diameter sanitary sewer as well as 250 mm diameter water main on the southwest corner of the property completed in 2015, as well as two separate entry/exists located on the west side of the land.

**Directions:**

**Virtual Tour:**

**Brochure:** <http://www.620-CalahooRoad.com>

**Property Details**

**Ownership Interest:** Private  
**Title to Land:** Fee Simple  
**Env Asmt Phase:**  
**RPR Survey Available:** No  
**Seller Rights Res:** No

**General Building Details**

**Building Type:** Townhouse/Condo Complex, Mixed Use, Multi  
**Construction:** Other, See Remarks  
**Subject Space SqFt:** 59,677  
**Subject Space Width:**  
**Year Built:** 1962

**Land**

**Site Services:** Cable, Electricity, Fully Serviced, Natural Gas, See Remarks, Telephone, Sanitary Sewer,  
**Water Supply:** Municipal, See Remarks  
**Sewer / Septic:** Municipal/Community, See Remarks

**Multi Family**

<b># of Storeys:</b> 0.0	<b>Total # of Units:</b> 0
<b># of 1 Bedroom Apts:</b> 0	<b># of Bachelor Apts:</b> 0
<b># of 2 Bedroom Apts:</b> 0	<b># of Penthouse Apts:</b> 0
<b># of 3 Bedroom Apts:</b> 0	<b># of Other Units:</b> 0
<b># of 4+ Bedroom Apts:</b> 0	<b># of Parking Spaces:</b> 0

**APOD Information**

**Gross Operating Income:** \$0  
**Other Income:** \$0  
**Effective Gross Income:** \$0  
**Expense Total:** \$0  
**Total Op Expenses:** \$0  
**Net Operating Income:** \$0  
**Cap Rate:** 0.00

**Business/Business w/Property**

**Major Business Type:**  
**Minor Business Type:**

**Lease Details**

**Lease Type:**  
**Net Lse Rate SF/Annum:**  
**Lease Term (in Months):**

**Lease Op Cost SqFt:**  
**Subject Space SqFt:** 59,677  
**Lease SubLease:**

