

## \$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 Groveâ€™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

### Community Information



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	29
Zoning	Zone 91

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Listing information last updated on May 2nd, 2025 at 5:47am MDT