



DECEMBER 2025

VICTOR MOROZ LISTINGS



309 McLeod Avenue
Spruce Grove, AB,
T7X 0G2

\$1,100,000

DEVELOPMENT LOT

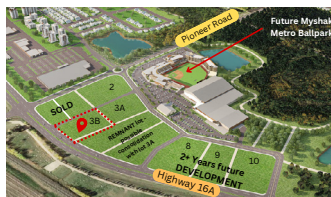
- 0.32+/- acre, zoned C1 - City Centre Commercial, located in Spruce Grove's revitalized downtown core
- Bordered on 3 sides by 2 laneways and McLeod Avenue



BROCHURE



VIDEO



0 SW-1-53-27-4,
Spruce Grove, AB,
T7X 3M1

\$2,500,000

LAND

- PRIME LOCATION - adjacent to Highways 16 & 60 and located in the NEW Ballpark District
- 2 acre parcel with traffic flow averaging 25,000 (+/-) vehicles daily



BROCHURE



210 McLeod Avenue
Spruce Grove, AB,
T7X 2K5

\$1,950,000

RETAIL/OFFICE BUILDING

- FULLY LEASED investment property
- 9 units totaling 12,411 SqFt
- Diverse mix of long-standing tenants already in place



BROCHURE



Hwy 16A & Glory Hills Road
Stony Plain, AB,
T7Z 0A2

\$4,903,850

LAND

- 140 Acres in Stony Plain's North end, **located just minutes from the future Costco development!**
- Zoned FD - Future Development



BROCHURE



104 McLeod Avenue
Spruce Grove, AB,
T7X 2H8

\$475,000

DEVELOPMENT LOT

- 8580+/- SF parcel of bare commercial land in the heart of Spruce Grove's bustling City Centre Commercial District
- C1 zoning also allows for the development of up to 4 storeys



BROCHURE

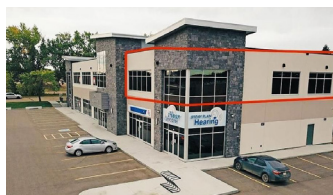


VIDEO



DECEMBER 2025

VICTOR MOROZ LISTINGS



Suite 201, 4620 48 Street, Stony Plain, AB, T7Z 1L4

\$20 SF
\$11.50 Op

RETAIL/OFFICE

- A combined total of 3,000 SF available, including Suite 201 at 1,350 SF and Suite 208 at 1,650
- A state-of-the-art professional and medical facility situated along the vibrant 48 Street/Hwy 779 in Stony Plain
- Features generous glazing and ample parking available



BROCHURE



VIDEO



Suite 208, 4620 48 Street, Stony Plain, AB, T7Z 1L4

\$20 SF
\$11.50 Op

RETAIL/OFFICE

- A combined total of 3,000 SF available, including Suite 201 at 1,350 SF and Suite 208 at 1,650
- Medical facility situated along the vibrant 48 Street/Hwy 779 in Stony Plain, features generous glazing and ample parking available



BROCHURE



VIDEO



Bay 5, #108, 974 Boulder Boulevard Stony Plain, AB, T7Z 0E5

\$18 SF

INDUSTRIAL

- 1,848 SF industrial space in Stony Plain's North Business Park, with convenient access to Boulder Boulevard and Highway 16A.
- 364 SF mezzanine, with a 12' x 14' overhead door. Includes 4 dedicated parking stalls and a secure, fenced storage yard



BROCHURE



Hwy 16A & Glory Hills Road Stony Plain, AB, T7Z 0A2

\$2,265,000

LAND

- Located on Glory Hills Road between Highway 16A and Highway 16, this 151.20+/- acre parcel
- **Located just minutes from the future Costco development!**



BROCHURE



Suite 223, 636 King Street Spruce Grove, AB, T7X 4K5

\$18 SF
\$9.10 Op

OFFICE

- 1,037+/- SF space with prime location at the intersection of Grove Drive and King Street
- Large windows providing ample natural light, welcoming lobby with stair and elevator access to the second floor, and shared washroom



BROCHURE



DECEMBER 2025

VICTOR MOROZ LISTINGS



306 Calahoo Road
Spruce Grove, AB,
T7X 2H6

\$540,000

DEVELOPMENT LOT

- City Centre High Density Residential District, this 6900+/- Sq Ft lot
- Preliminary renderings and plans have been completed for a proposed 12 unit multi-family building



BROCHURE VIDEO



Suite 101, 115
First Avenue,
Spruce Grove, AB,
T7X 2H4

**\$2,700
Monthly**

RETAIL

- Move-in ready, 511 SF main floor commercial unit
- Ideally located just off Highway 16A with exposure to over 26,000 vehicles per day



BROCHURE VIDEO



100 Manitoba
Court, Spruce
Grove, AB,
T7X 0V5

\$811,750

INDUSTRIAL LAND

- Excellent opportunity to purchase 1.91+/- acres of fully fenced industrial land in Spruce Grove's established Campsite Business Park



BROCHURE



11 Westwind Drive
Spruce Grove, AB,
T7X 0V6

\$1,140,000

DEVELOPMENT LAND

- 1.2 (+/-) acre development opportunity at Westwind Centre
- Located just a 10 minute drive from West Edmonton at the intersection of Highway 16 and Century Road.



BROCHURE



14 Westwind Drive
Spruce Grove, AB,
T7X 0V6

\$1,710,000

DEVELOPMENT LAND

- 1.8 (+/-) acre development opportunity at Westwind Centre
- Located just a 10 minute drive from West Edmonton at the intersection of Highway 16 and Century Road.



BROCHURE