



NOVEMBER 2025 VICTOR MOROZ LISTINGS



309 McLeod
Avenue, Spruce
Grove, AB,
T7X 0G2

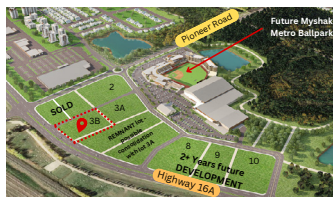
\$1,100,000

DEVELOPMENT LAND

- 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



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

\$2,500,000

DEVELOPMENT 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



Glory Hills Rd
HWY 16A, Stony
Plain, AB,
T7Z 0L7

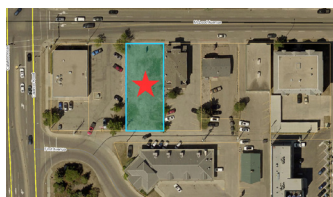
\$2,265,000

DEVELOPMENT LAND

- 151 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 LAND

- 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