



For Sale Westwind Land

20 Westwind Drive | Spruce Grove, AB

11.38 Acres

11.38 acres of prime high-exposure serviced commercial land fronting onto the corner of the Yellowhead Trail (Highway 16) and Century Road in Spruce Grove, Alberta.



Transaction Leads

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The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. (“JLL” or the “Advisor”) is pleased to offer the 11.38 acres of land located at the intersection of Yellowhead Highway and Century Road in the North-East region of Spruce Grove, Alberta, Canada (the “Property” and/or the “Asset” and/or the “Offering”) for Sale.

Situated adjacent to the new state-of-the-art 125,000 sf Spruce Grove Civic Centre Arena, currently under construction and set to be completed by 2025, the Property enjoys an enviable advantage. Playing host to over 1,500 spectator seats in the main arena and an additional ~250 seats in the community arena, the Arena will drive an extraordinary amount of traffic directly past the Property. The anticipated future traffic counts on Westwind Drive and the significant existing Yellowhead Highway counts will ensure unparalleled exposure and visibility for any business or development established on the Property.

The Property is being offered for sale as a single 11.38-acre parcel, however the Vendor may consider offers on smaller parcels 2.5 acres or greater.

List price	\$9,400,000 (\$826,000 per acre)
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Property Details





Address	20 Westwind Dr, Spruce Grove
Legal Description	Lot 9; Block 1; Plan 1027111
Property Type	Land
Property Class	Commercial
Site Area (AC)	11.38
Site Access	The site is accessible from the North via Yellowhead Hwy, from West via Century Road & from South via Kenton Way & Westwind Drive.
Current Zoning	UR – Urban Reserve
Future Zoning	C2 - Vehicle Orientated Commercial District
Neighborhood	Spruce Village
List Price	\$9,400,000 (\$826,000 per acre)

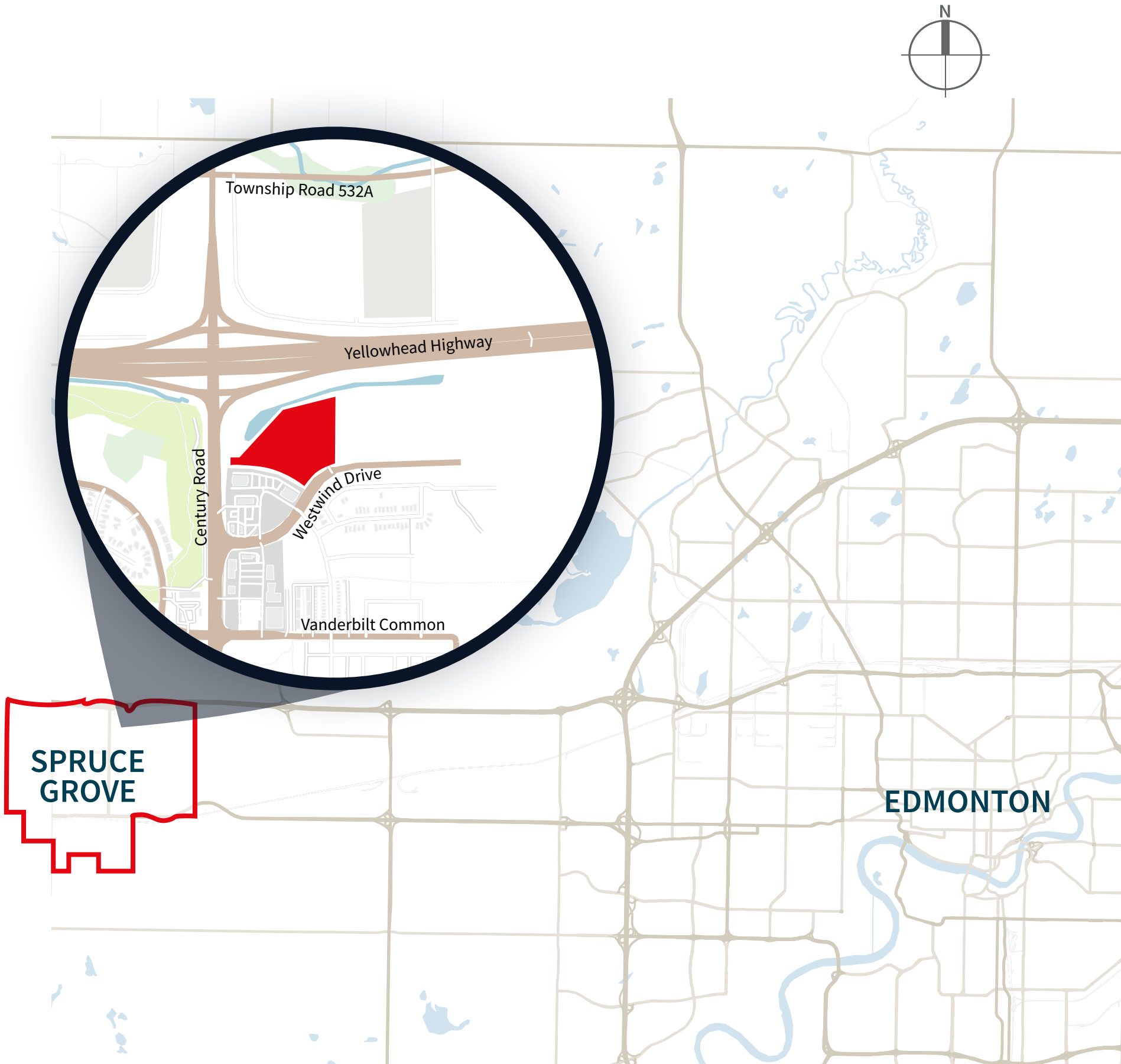


Location Highlights

Spruce Grove boasts a tight-knit community, outstanding educational institutions, and a wealth of amenities, making it an appealing destination for families and individuals. The Property enjoys an exceptional position with unprecedented exposure and access to the Yellowhead Highway (Highway 16). Strong traffic flows and exposure will only increase upon completion of the new City of Spruce Grove Civic Centre Arena complex that will house seats for over 1,500 spectators.

Spruce Grove has rapidly developed affording residents convenient access to a wide array of services and amenities. Established businesses already operating in the well-established Westwind commercial node include core national anchor tenants such as No Frills, Dollarama, Tim Hortons and McDonalds.

Demographics	1km	3km	5km
 Population	7,785	29,443	49,446
 5-year % Change in Population	18.33%	12.38%	10.35%
 Avg. Household Income	\$121,026	\$119,698	\$121,860
 Median Age (years)	30-34	35-39	30-34



Spruce Grove Civic Centre Arena

PROJECT DETAILS

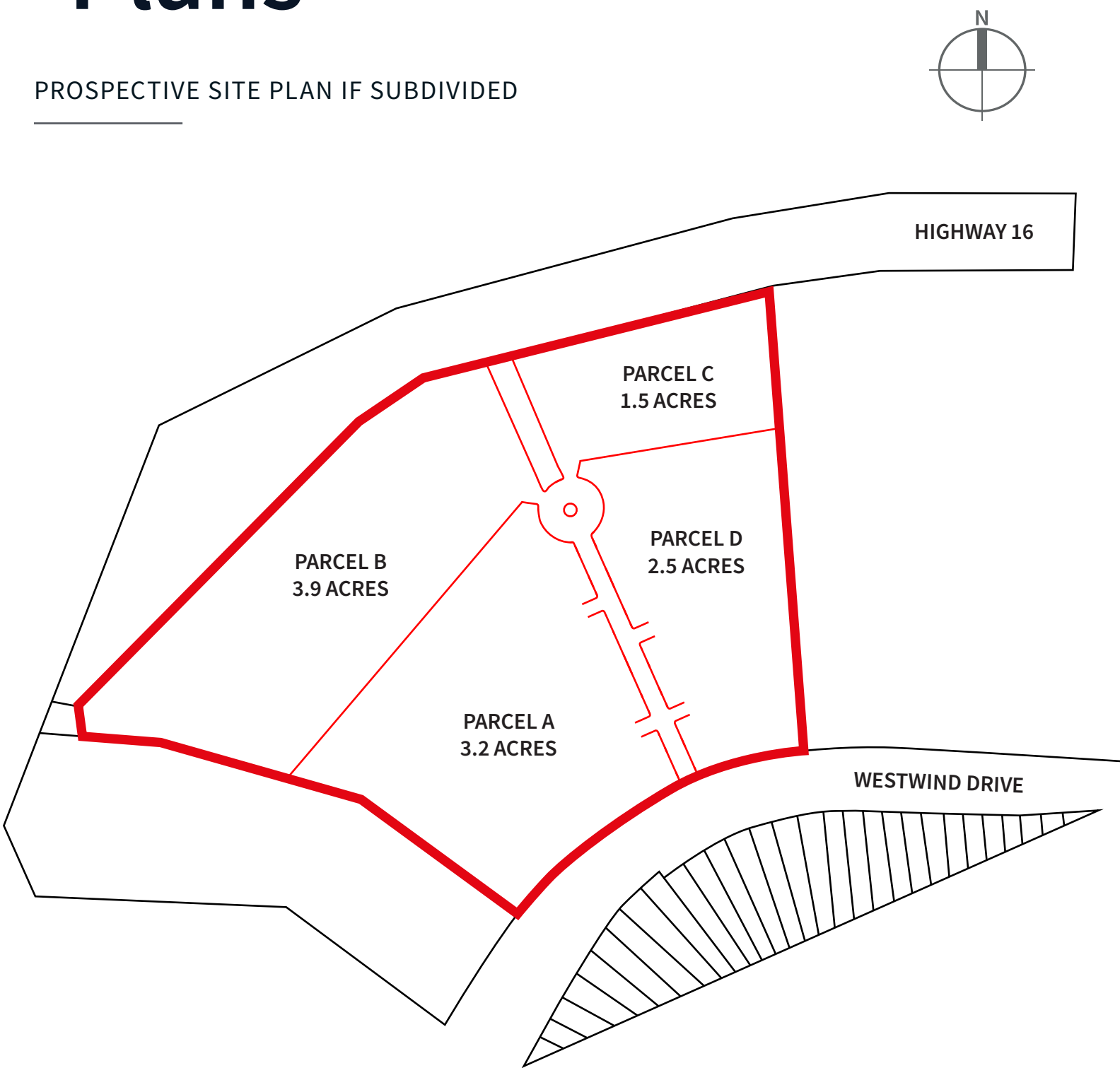
- The City of Spruce Grove is in the process of developing a 125,000 sq ft Civic Centre Arena adjacent to the Property, scheduled to open in Q1 2025.
- The facility will feature a large spectator arena with seating for over 1,500 people, and smaller community arena with seating for approximately 250, alongside amenities like a library, black box theatre, art gallery, studio space, and an outdoor courtyard.
- The new facility aims to address the high demand for ice time in the city and serve as a premier venue for sporting, cultural, and community events. This will significantly boost the demand for supportive retail businesses and housing in the surrounding communities.
- Additionally, the City of Spruce Grove has plans to construct a substantial park and ride transit center on the southern portion of the lands, further enhancing access to the Westwind commercial node.
- The estimated cost for the Spruce Grove Civic Center Arena complex is approximately \$73 million.

See www.sprucegrove.org/community/civic-centre-project for more details.



Site Plans

PROSPECTIVE SITE PLAN IF SUBDIVIDED



FUTURE ZONING: C2 - VEHICLE ORIENTED COMMERCIAL DISTRICT

This District is intended to provide for the development of commercial uses serving vehicle traffic on Sites adjacent to Arterial roads and Highway 16A and Highway 16.

Permitted Uses	Discretionary Uses
Alcohol Sales, Minor Animal Service Facility, Minor Automobile Sales and Rental Bus Depot Eating and Drinking Establishments Gas Bar Health Service Hotel Motel Personal Service Establishment Professional and Office Service Recreational Establishment, Commercial Recreational Establishment, Indoor Retail, Major Retail Sales Service Station Theatre	Accessory Building Alcohol Sales, Major Animal Service Facility, Major Automobile Service Centre Cannabis Sales Car Wash Child Care Facility Commercial School, Non-Industrial Drive Through Business Equipment Sales, Services and Rental Fleet Services Funeral Homes Greenhouse Parking Facility Private Club Public Utility Building Recycling Transfer Depot Repair Service Wholesale Establishment

Offering Process

Interested parties should reach out to the Advisor to obtain the Vendor approved form of Confidentiality Agreement (the “CA”) to obtain more detailed information on the Property and access to the Vendor supplied data room.

Price \$9,400,000 (\$826,000 per acre)

Exclusive Advisor

All inquiries regarding the Property should be directed to the under-noted on behalf of the vendor.

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