

**NEW DEVELOPMENT
PHASE 1**

IMMEDIATE POSSESSION



36,380 SF Highway Commercial

For Lease

The Shoppes at Legacy Park

Spruce Grove, Alberta

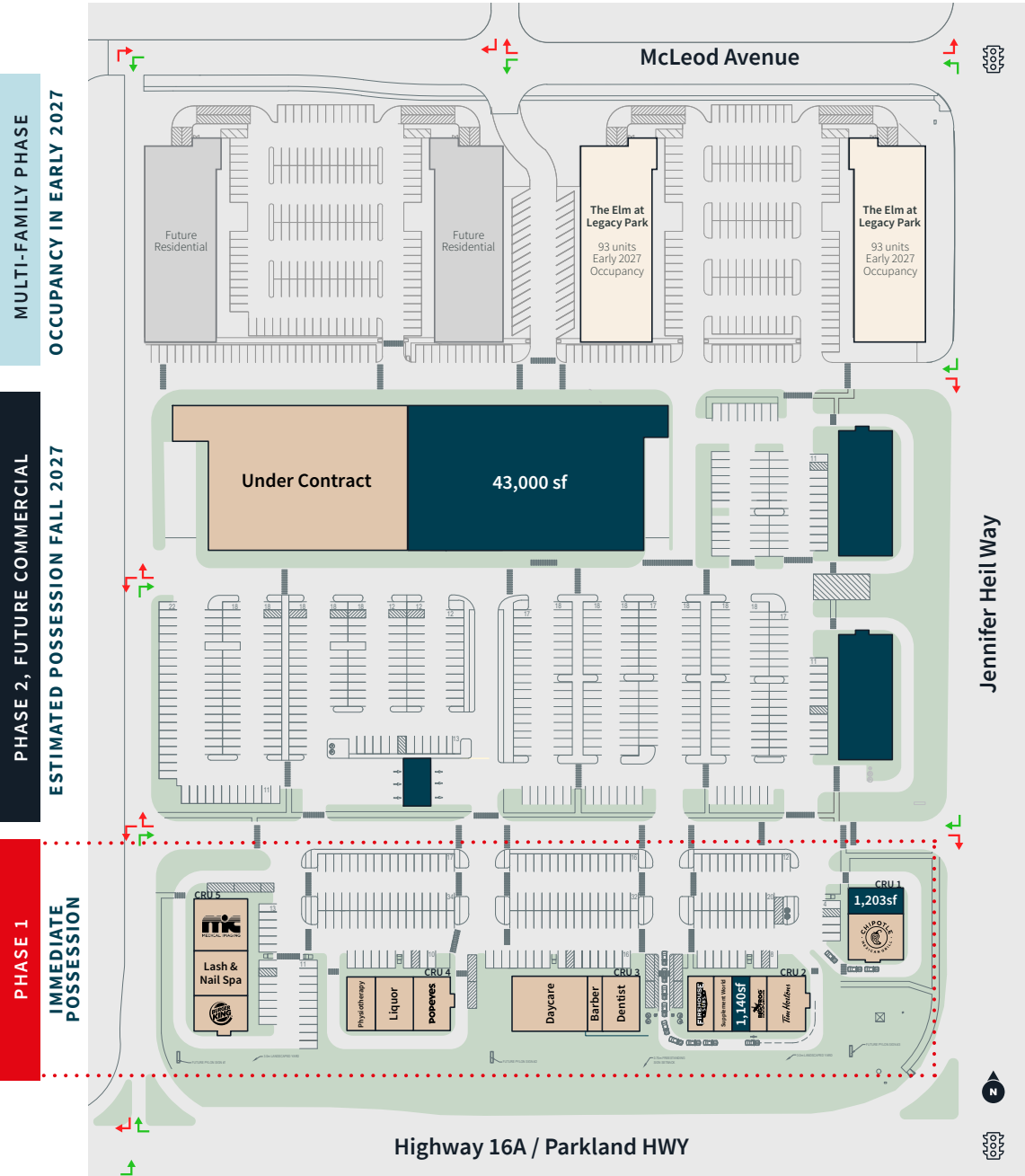


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May 2026 Development Update

Site Plan



Project Highlight

- The multi-family residential development, The Elm at Legacy Park, features 2 buildings and 186 rental suites, targeting early 2027 for occupancy. Future plans include 2 more residential buildings for a total of 372 suites across 4 buildings upon completion.

Location

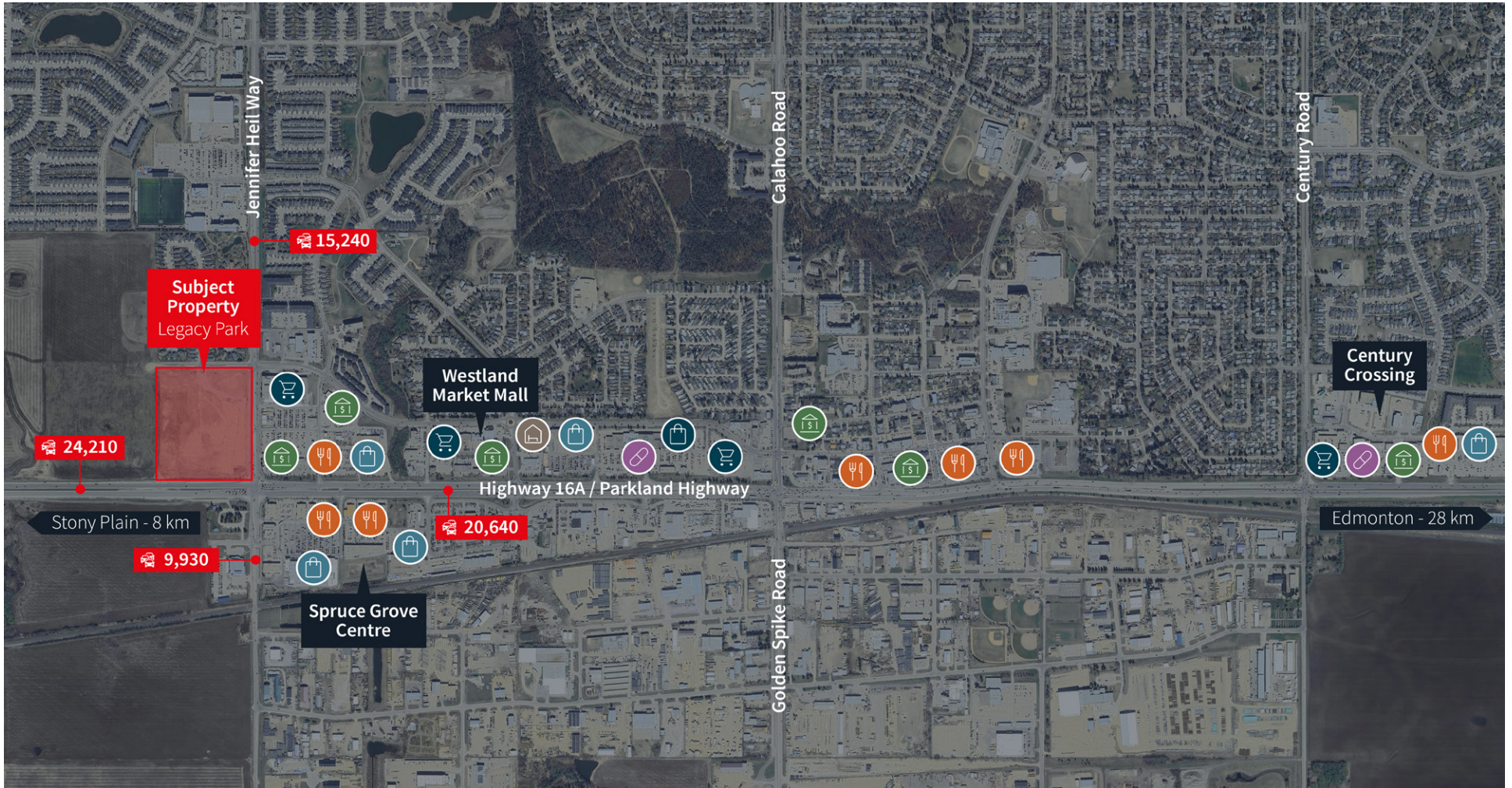
- Excellent highway exposure, located on the northwest corner of Highway 16A & Jennifer Heil Way, Spruce Grove.
- The city of Spruce Grove is located 11km west of Edmonton, and a part of the Edmonton Capital Region and Parkland County.
- At the edge of Spruce Grove and Stony Plain, this new development will cater to a population of over 60,000 people.

Phase 1 (Immediate Possession)

Potential Unit Sizes | All sizes are in SQ FT

CRU 1	Unit 11: 1,203 SF <i>last unit available</i>	Site Plan size, distribution and/or location of CRUs may be subject to change.
CRU 2	Unit 23: 1,140 SF <i>last unit available</i>	
CRU 3	Fully Leased	
CRU 4	Fully Leased	
CRU 5	Fully Leased	

● Leased ● Available



SHOPPING

- Canadian Tire
- Rona
- Penningtons
- Carter's
- Mark's
- Ardene

PHARMACY

- Shoppers DrugMart

RESTAURANT

- Denny's
- The Cheesecake Cafe
- Subway
- Swiss Chalet
- Tim Hortons
- The Canadian Brewhouse

BANK

- RBC Royal Bank
- TD Canada
- BMO Bank of Montreal
- CIBC
- Scotiabank
- ATB Financial

GROCERY

- Walmart Superstore
- Sobey's
- Saveway
- Save on Foods
- Bulk Barn

HOSPITALITY

- Travelodge by Wyndham

Demographics

	1 km	3 km	5 km	30 min Drive
Population	3,401	30,361	54,792	679,889
Households	1,299	11,887	21,350	250,151
Avg. Household Income	\$109,480	\$125,066	\$129,151	\$140,720
Median Age	34.3	37.7	38.1	38.9

Source: EnviroNics, 2025

Notable Highlights



30 min drive to Edmonton, AB



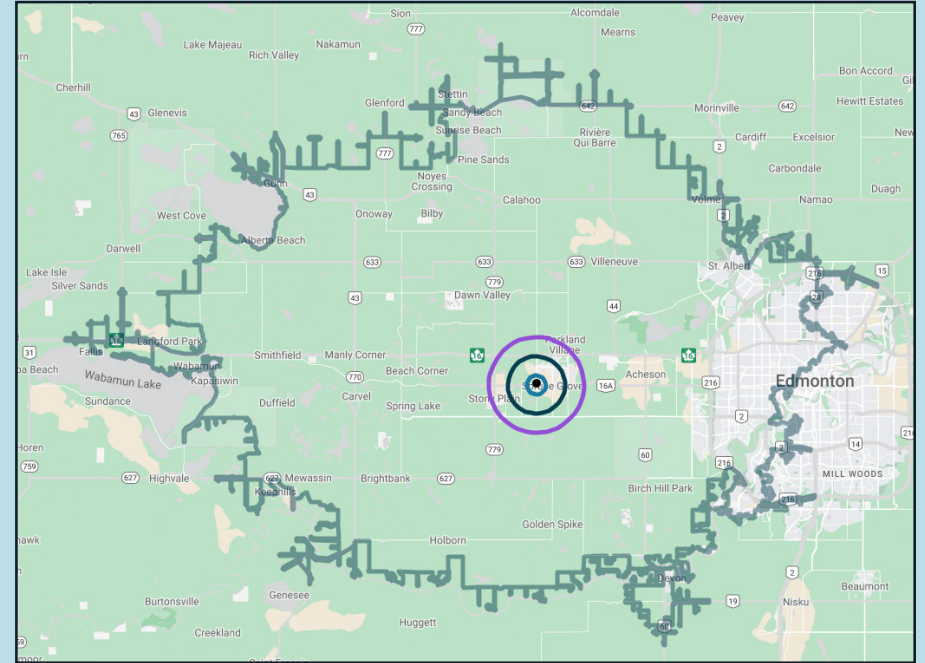
8 min drive to Stony Plain, AB



Immediate access to Highway 16A

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