

FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

Retail | Medical | Daycare | Professional Services

180 Century Crossing, Spruce Grove, AB



HIGHLIGHTS

- Rare 0.34 acre ± commercial development parcel
- Flexible C2 zoning supporting a wide range of uses including retail, medical, daycare, and professional services
- Strong visibility and convenient access within an established commercial corridor
- Surrounded by expanding residential communities, supporting consistent long term demand
- Located within an active retail node anchored by national tenants and daily needs amenities
- Ideal for immediate development, owner/user occupancy, or future investment opportunities

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Neighbourhood | 180 Century Crossing, Spruce Grove, AB



Potential Uses Include:

- Daycare/Early Learning Centre
- Medical Clinic/Dental
- Pharmacy/Health & Wellness
- Retail Storefront
- Professional/Consulting Offices
- Financial Services
- Fitness/Specialty Studio

- | | |
|-----------------------|------------------------------|
| 1. Save-On-Foods | 10. Lakewood Community |
| 2. Shoppers Drug Mart | 11. Lake Ridge Apartments |
| 3. Starbucks | 12. Tri-Municipal Veterinary |
| 4. ATB Financial | 13. Landmark Cinemas |
| 5. Sport Check | 14. Mr Lube + Tires |
| 6. Winners | 15. Co-Op Gas Bar |
| 7. Michaels | |
| 8. State & Main | |
| 9. Easton Community | |

Property Details & Financials

MUNICIPAL ADDRESS	180 Century Crossing, Spruce Grove, AB
LEGAL DESCRIPTION	Plan: 112 5303 Lot: 29 Block: 23
ZONING	C2 (Vehicle Oriented Commercial)
LAND SIZE	0.34 acres ±
POSSESSION	Negotiable
SALE PRICE	Market
PROPERTY TAXES	\$5,687.99/annum (2026)

A rare opportunity in Spruce Grove's rapidly growing Century Crossing node, this flexible C2-zoned development site is ideally suited for daycare, medical, retail, and a range of service-based commercial uses. The property benefits from strong surrounding residential growth and consistent traffic drivers, supporting long-term demand. Well positioned within an established retail node anchored by grocery, pharmacy, dining, and essential services, it offers excellent potential for immediate development, owner-user occupancy, or future investment and repositioning opportunities.



- 30 MINS TO EDMONTON CITY CENTRE
- 15 MINS TO WEST EDMONTON
- 30 MINS TO EDMONTON INT'L AIRPORT
- 30 MINS TO ST. ALBERT



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Welcome to the City of Spruce Grove, AB

Located just minutes west of Edmonton, Spruce Grove is a vibrant city of 40,000 people and counting. Part of the Greater Edmonton Region, a robust hub with 1.5 million people, Spruce Grove is the service and supply destination for a trade area population of 150,000.

Spruce Grove is a proven industrial player in the region. Local, national, and global companies are finding success here. Situated between the TransCanada Yellowhead Highway and Highway 16A, we offer immediate access to major transportation routes and are in close proximity to rail and air. Our property taxes are almost half of what you would pay in Edmonton. Did we mention that our talent pool appreciates the chance to work close to home?

Spruce Grove City Council supports economic development strategies that position the City for success in a changing global economy; Council's 2022-2025 Strategic Plan has "Economic Prosperity" as one of its four main themes.

Spruce Grove has strong population and employment growth. We offer a vast consumer market and exciting investment opportunities. And, most important, a desirable quality of life.



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- We've been in business since 1975
- We service the greater Edmonton area
- Two offices - Edmonton and Nisku
- Over 10 professional associates - representing a diverse cross section of market expertise
- Commercial real estate only. We have tremendous experience with industrial, land, office and retail real estate
- We're in business for the long term - our brand and reputation are paramount to us and we serve our clients accordingly

Tyler Weiman, SIOR Partner, Associate

In 2017, Tyler became part of the firm following a prosperous 14-year professional hockey career that took him on extensive journeys across North America, Europe, and Asia. He places the utmost importance on professionalism, a commitment to excellence, and meticulous attention to detail when serving his clients, helping them in attaining their business objectives.

As a partner at Royal Park Realty, Tyler brings with him a wealth of knowledge, enthusiasm, and determination to achieve optimal outcomes for both property owners and users. His approach involves becoming an invaluable resource to his clients by deeply comprehending their requirements and fostering enduring relationships.

Tyler has achieved the prestigious SIOR designation (Society of Industrial and Office Realtors), which represents the pinnacle of expertise, productivity, and ethical standards in the real estate sector. Those with the SIOR designation are acknowledged by corporate real estate leaders, commercial real estate professionals, brokers, agents, lenders, and others in the industry as the most proficient and seasoned brokerage experts across all markets.

His expertise lies in various aspects of commercial and industrial real estate, including leasing, buying, selling, acquiring, and disposing of properties. Tyler's focus encompasses a wide range of property types, such as owner/user and multi-tenant industrial buildings, expansions, custom-built solutions, relocations, land acquisitions, and the development of industrial properties

Tyler finds satisfaction in contributing to the community and remains actively engaged with several charitable organizations. He and wife are raising their four children in the Edmonton area.



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