

# New Commercial Development Now Pre-Leasing!



## EPC SPRUCE VILLAGE CENTRE

- Main and second floor units available for lease
- Corner location provides easy access in and out
- Ample surface parking
- Located near schools and parks, next to gas station/convenience store
- Signage opportunities available
- Summer 2018 (estimated)

Located in a large residential community,  
it is ideal for health and medical,  
professional, and a variety of office and retail uses.

### For more information, please contact:

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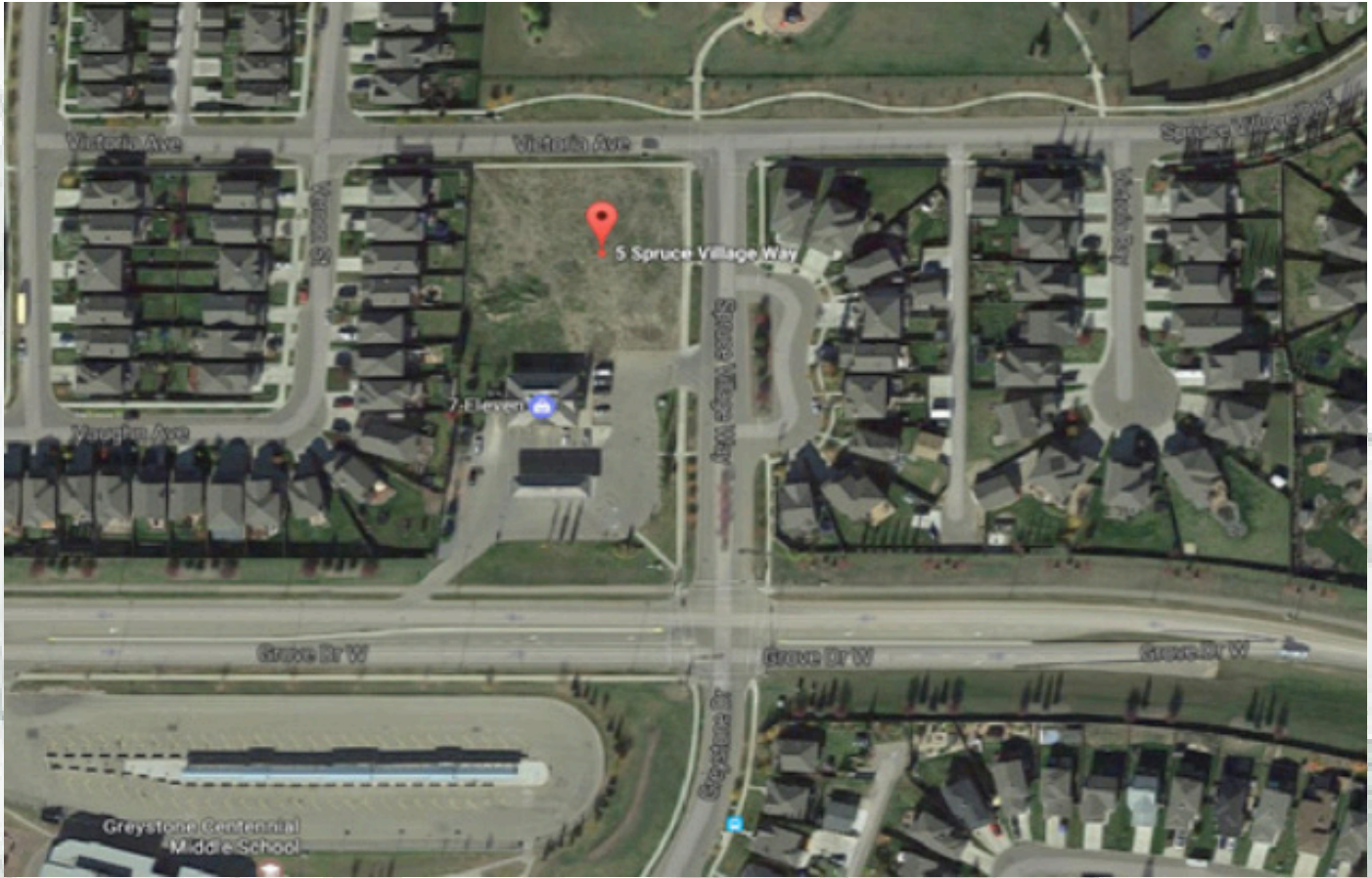
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### Property Details

Legal Description:	Plan 0820912, Block 5, Lot 37
Zoning:	C3 - Neighborhood Retail & Service District
Ideal Tenant Use:	Retail / Professional / Office
Parking:	Paved Surface Stalls
Availability:	Summer 2018

### Lease

Lease Rates:	Market
Op Costs:	TBD

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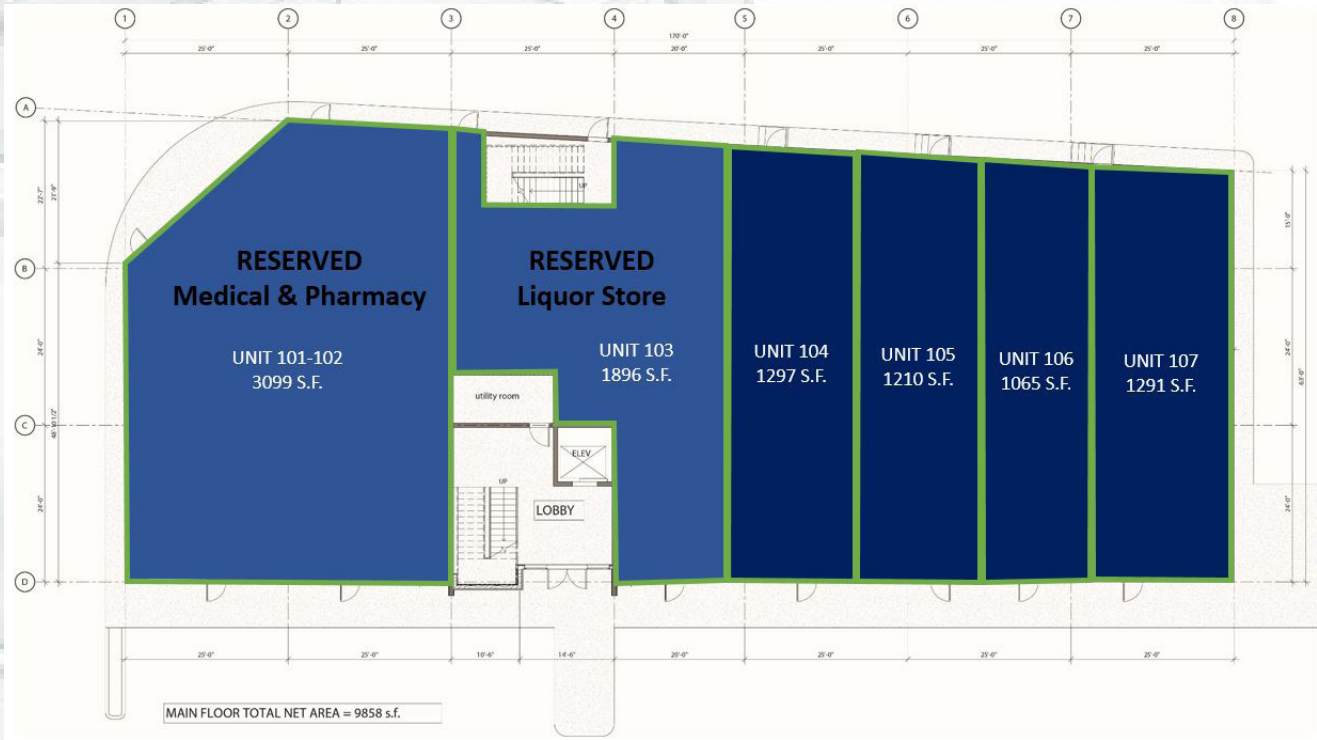
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### FLOOR PLAN



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