

# NOW PRE-LEASING!



## EPC SPRUCE VILLAGE CENTRE

5 Spruce Village Way Spruce Grove, AB



## *New Commercial Retail Development*

Join Spruce Grove's newest commercial centre! Located in a large residential community near schools and parks, it is ideal for health and medical, professional, and a variety of office and retail uses.

- ✓ Main and second floor units available for lease
- ✓ Corner location provides easy access in and out
- ✓ Ample surface parking
- ✓ Located in a large residential community near schools and parks, next to a gas station and convenience store
- ✓ Signage opportunities available
- ✓ Fall 2018 possession (est.)

For more information, please contact:

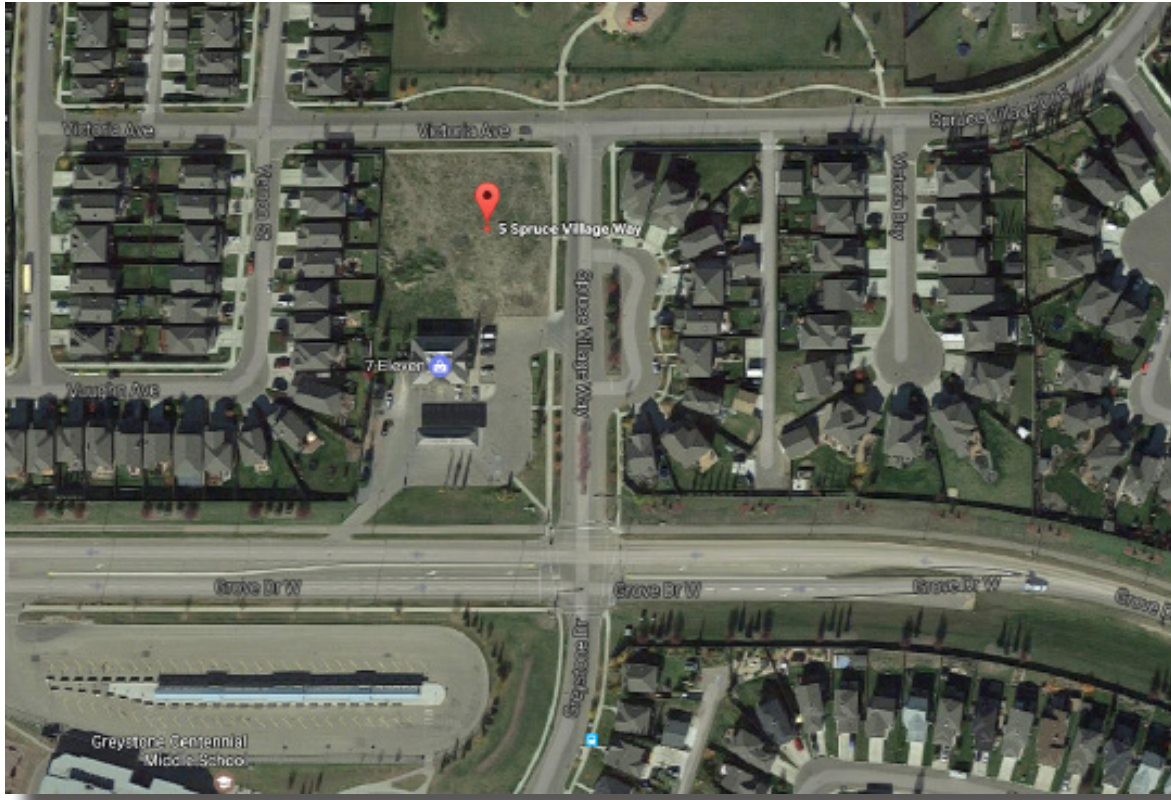
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The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract.

# EPC SPRUCE VILLAGE CENTRE



## PROPERTY DETAILS

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

## LEASE

Lease Rates:	Market
Op Costs:	TBD

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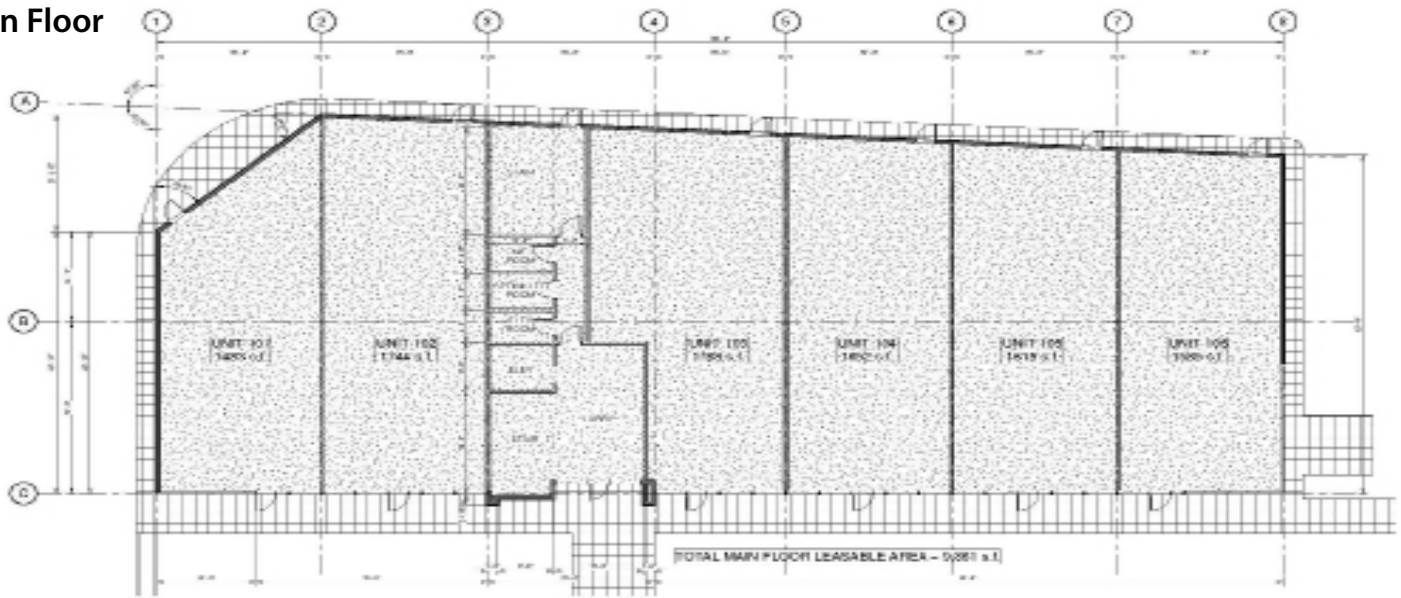


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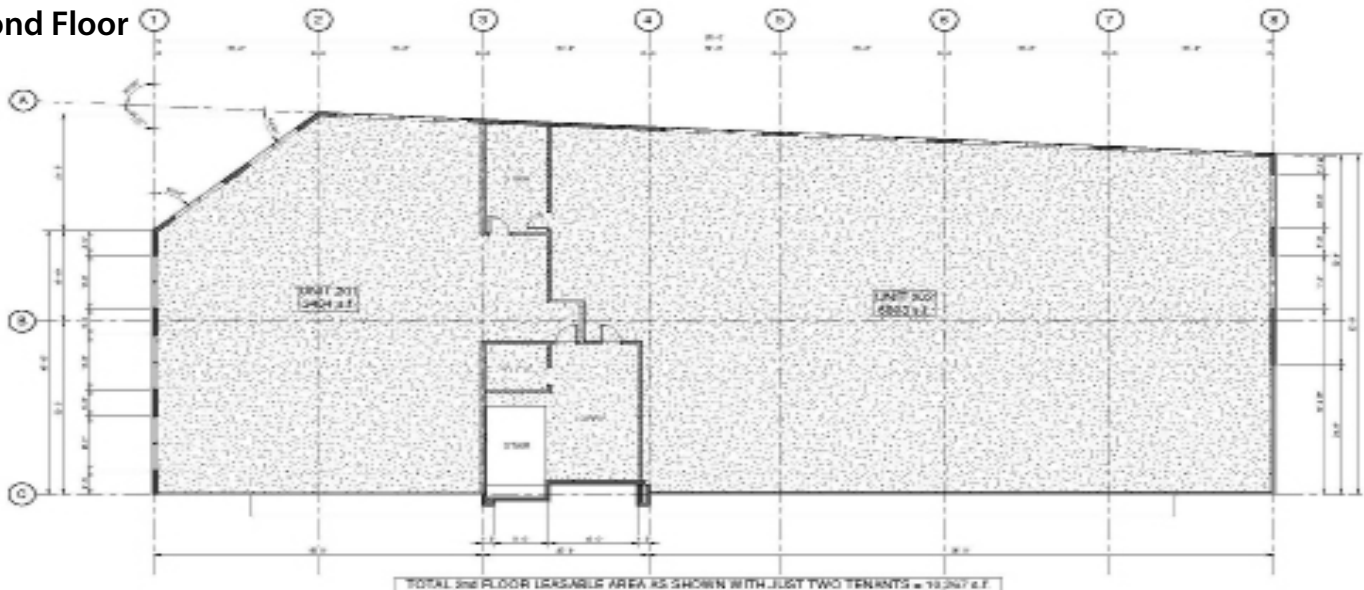
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## FLOOR PLAN

### Main Floor



### Second Floor



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