PROPERTY HIGHLIGHTS

- Main and second floor units available for lease
- Elevator access to the second floor
- Corner location provides easy in and out access and visibility
- TELUS PureFibre available (copper and managed fiber)
- After hours key fob entry
- Ample surface parking in front and rear
- Immediate possession
- Join Bright Horizons Daycare, The Play Cafe, Domino's Pizza, and Donair Lab

Ideal for health & medical, professional, and a variety of office and retail uses

RE/MAX COMMERCIAL

RE/MAX EXCELLENCE COMMERCIAL DIVISION

Colin Ewanchyshyn
Associate Broker
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commercialyeg.ca   #1 RE/MAX Commercial Team Worldwide 2017, 2018, 2019   O:780.429.1200

EPC SPRUCE VILLAGE CENTRE

PROPERTY DETAILS

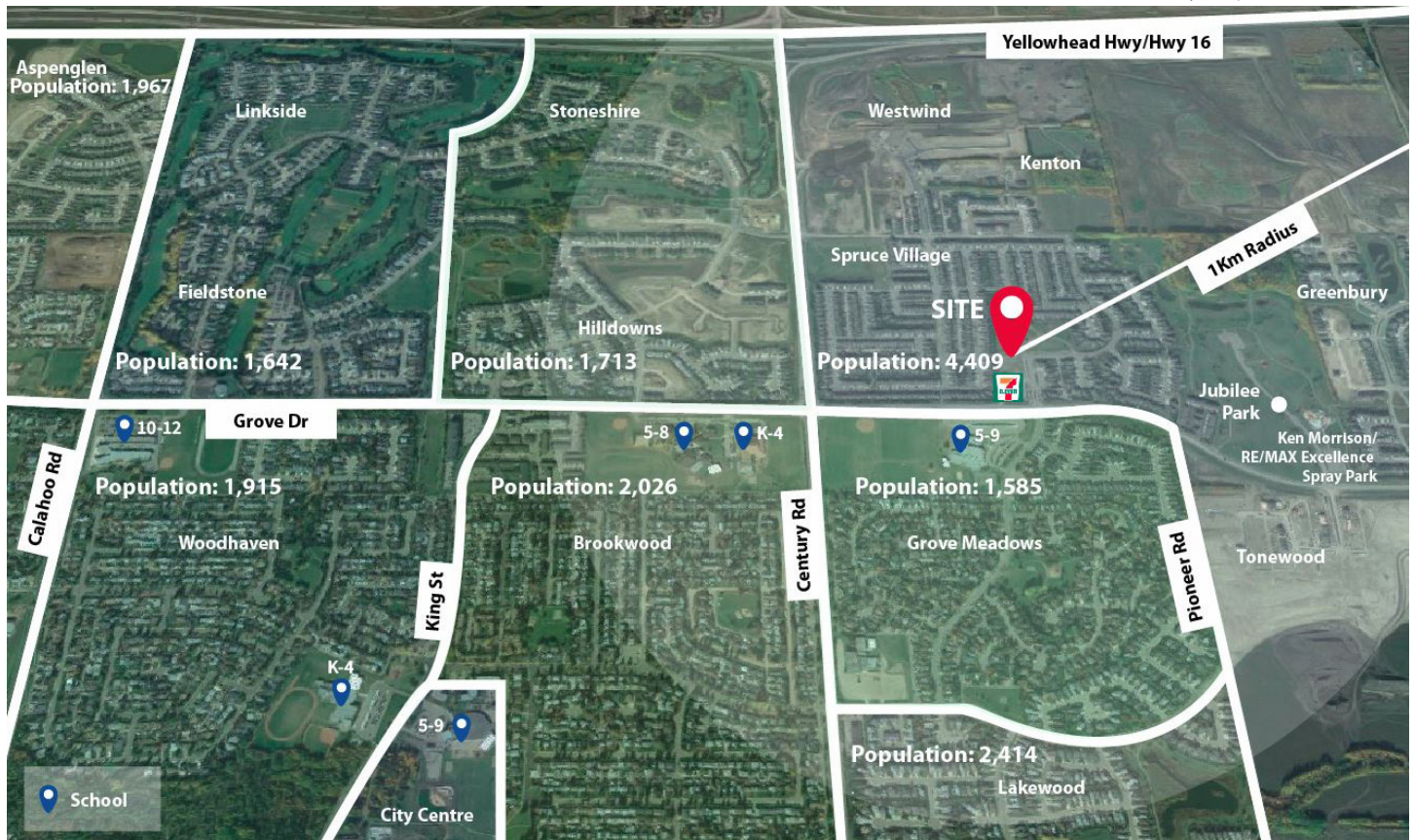|	
Legal Description:	Plan 0820912, Block 5, Lot 37
Zoning:	C3 - Neighborhood Retail & Service District
Ideal Tenant Use	Retail / Professional / Office / Medical / Fitness
Parking	Paved Surface Stalls
Availability	Immediate
Lease Rates	Main Floor: Starting at $26 PSF Second Floor: Starting at $18 PSF
Op Costs	$9.50 PSF est.

EPC SPRUCE VILLAGE CENTRE

THE AREA

EPC Spruce Village Plaza is located on a corner lot with exceptional access, and next to a gas station and convenience store, in the family-centric city of Spruce Grove. The city is largely comprised of a young, family demographic with an increase in discretionary income.

- It has grown on average 4.9 % each year from 2012 to 2017 (2017 census).
- The highest percentage of young people in Spruce Grove live in the nearby communities of Westwind,
- Kenton, Spruce Village, Greenbury, Prescott
- 2.9% growth in household income is projected from 2017 to 2022, which could approach an average of $140,000 by 2022

Information sourced from 2017 City of Spruce Grove census.

DEMOGRAPHICS

Median Age:
37.9 years

61% of the households
earn over $100,000
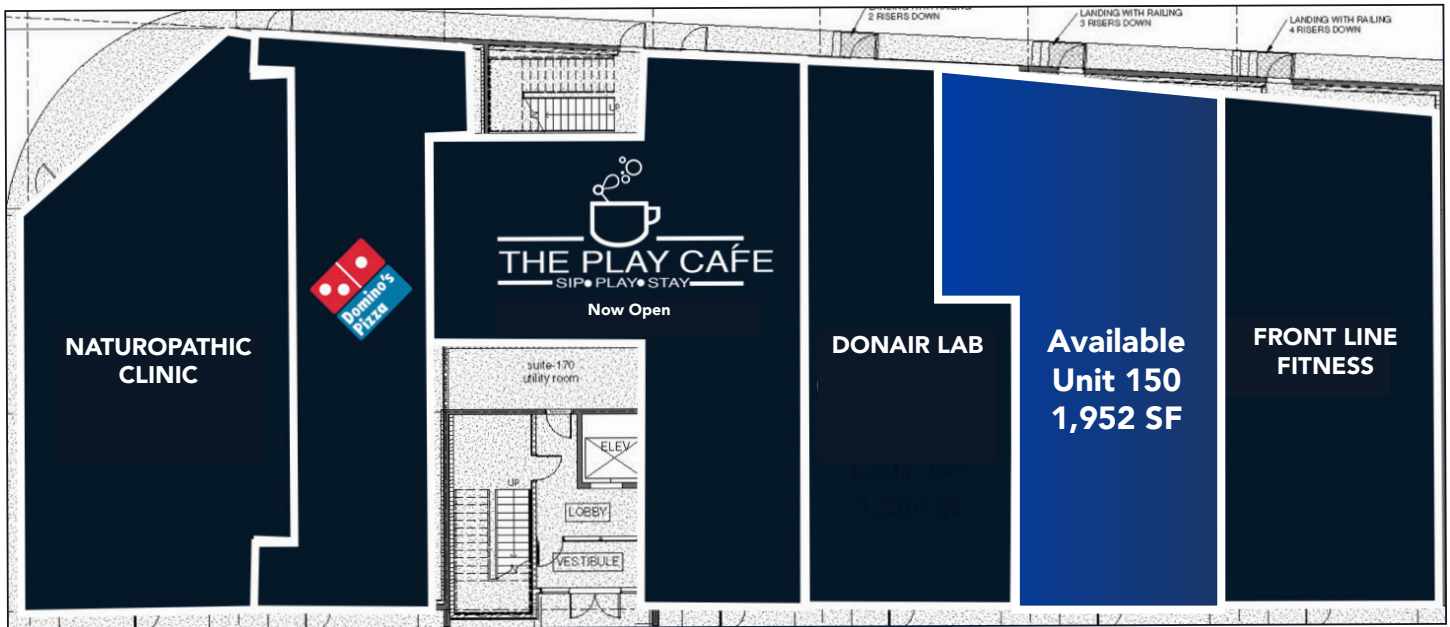
Average Household Size:
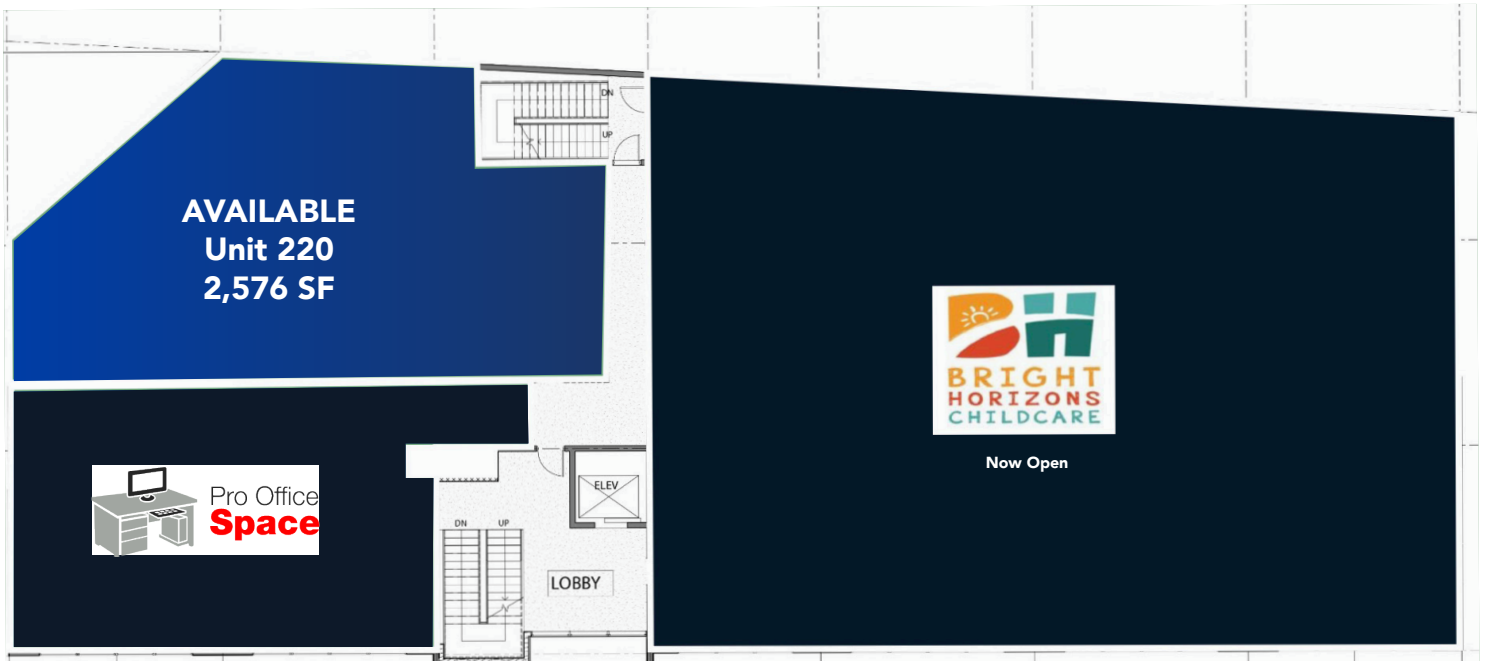2.89 persons

Average Household Income:
$121,046

EPC SPRUCE VILLAGE CENTRE

FLOOR PLAN

Main Floor

NATUROPATHIC CLINIC

Domino's Pizza

THE PLAY CAFÉ
SIP • PLAY • STAY
Now Open

suite-170
utility room

ELEV

UP

LOBBY

VESTIBULE

2 RISERS DOWN

LANDING WITH RAILING
3 RISERS DOWN

LANDING WITH RAILING
4 RISERS DOWN

DONAIR LAB

Available Unit 150 1,952 SF

FRONT LINE FITNESS

Second Floor

DN
UP

AVAILABLE Unit 220 2,576 SF

Pro Office **Space**

ELEV

DN   UP

LOBBY

BRIGHT HORIZONS CHILDCARE
Now Open