

FOR SALE/LEASE

Precast Concrete Office Condominiums

WESTWIND PLAZA

20 Westwind Drive, Spruce Grove, AB.

Second Floor units between 1577-4460 SF



Property Highlights:

- New Professional Office Condominiums fronting Century Road, flexible sizes.
- 10" insulated precast concrete construction, 12' ceilings, tinted windows.
- Elevator, Rooftop HVAC, Men's and Ladies washrooms, abundant parking.
- Part of the high profile Westwind Centre Commercial development area.
- Developer can compete build-out of tenant improvements if desired.

Contact

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Additional Property Details:

Address: 20 Westwind Drive,
Spruce Grove AB. T7X 0B9

Legal: Plan 1772434, Units 5,6,8 & 9

Taxes: \$3.31/SF

Condo Fees: \$2.70/SF

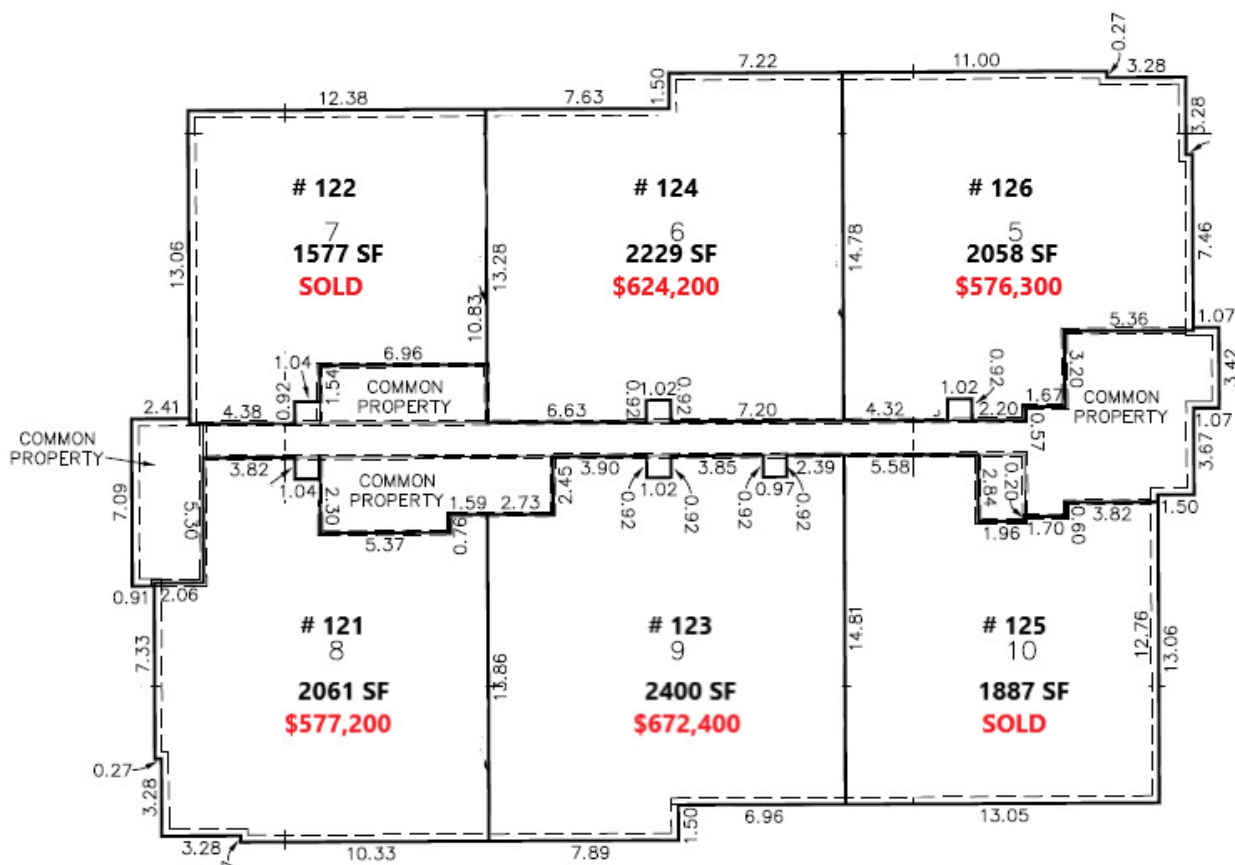
Zoning: C2

Sale and Leasing Information:

Price: \$280.00/SF

Lease Rate: ~~\$25.00~~ \$20.00/SF Net

Operating Costs: \$6.00/SF (Estimated)



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SECTION 124 C2 – VEHICLE ORIENTED COMMERCIAL DISTRICT

(1) GENERAL PURPOSE

This District is intended to provide for the development of commercial uses serving vehicle traffic on Sites adjacent to Arterial roads and Highway 16A and Highway 16.

Permitted Uses	Discretionary Uses
<ul style="list-style-type: none"> Alcohol Sales, Minor Animal Service Facility, Minor Automobile Sales and Rentals Bus Depots Eating and Drinking Establishments Gas Bars Health Services Hotels Motels Personal Service Establishments Professional and Office Services Recreational Establishment, Commercial Recreational Establishment, Indoor (Bylaw C-839-13, Feb. 25, 2013) Retail, Major Retail Sales Service Stations Theatres 	<ul style="list-style-type: none"> Accessory Buildings Alcohol Sales, Major Animal Service Facility, Major (Bylaw C-942-15, Jan. 29, 2016) Automobile Service Centres Car Washes Child Care Facility on Lot 120 Block 17 Plan 094 1759 (Bylaw C-1011-17, Sept. 21, 2017) Commercial Schools, Non-Industrial (Bylaw C-981-16, Jan. 25, 2017) Drive Through Businesses Equipment Sales, Services and Rentals Food Trucks (Bylaw C-891-14; May 25, 2015) Funeral Homes Greenhouses Parking Facilities Private Clubs Public Utility Buildings Recycling Transfer Depots Religious Assembly on Lot 9 Plan 739TR (Bylaw C-842-13, April 8, 2013) Repair Services Wholesale Establishments

(Bylaw C-942-15, Jan. 29, 2016)

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