

SPRUCE GROVE INDUSTRIAL PARK STAGE 1

Block	Lot	Area (Ha.)	Area (Acres)	Price/Acre	Total	Status / Comments
1	1	0.775	1.915	\$ 399,000.00	\$764,085.00	Corner Lot & G.Spike Exp
1	2	0.775	1.915	\$ 395,000.00	\$756,425.00	Corner Lot
2	1	0.748	1.848			SOLD
2	2	4.675	11.553	\$ 395,000.00	\$4,563,435.00	Golden Spike Exp
2	3	0.61	1.507			SOLD
2	4	0.587	1.45	\$ 375,000.00	\$543,750.00	
2	5	0.611	1.51	\$ 380,000.00	\$573,800.00	Corner Lot
2	6	2.3	5.683	\$ 375,000.00	\$2,131,125.00	
2	7	2.38	5.881	\$ 380,000.00	\$2,234,780.00	Corner Lot & Future Arterial
3	1	4.05	10.008			PEND
3	2	0.548	1.354	\$ 385,000.00	\$521,290.00	Corner Lot
3	3	0.55	1.359	\$ 380,000.00	\$516,420.00	
3	4	0.55	1.359	\$ 380,000.00	\$516,420.00	
3	5	0.563	1.391	\$ 380,000.00	\$528,580.00	PEND
3	6	4.69	11.589	\$ 355,000.00	\$4,114,095.00	
3	7	1.57	3.879	\$ 355,000.00	\$1,377,045.00	
4	1	0.866	2.14	\$ 380,000.00	\$813,200.00	Storm Pond Feature
4	2	0.812	2.006	\$ 380,000.00	\$762,280.00	
4	3	0.81	2.002			SOLD

- Note:
1. All offsite charges and City levies have been prepaid and included in total price.
 2. All lots have been pregraded to within 1.0 foot (low - more or less) of final design lot grade.
 3. Any fill areas have been machine compacted to approx. 95% proctor density.
 4. The purchaser shall be responsible to carry out their own geotechnical testing and professional engineers recommendation as to proposed building foundations and parking lot construction.
 5. Refer to developers restrictive covenant as to building restrictions.



Nor-Chris Holdings Inc.
Real Estate Brokers & Land Developers

Norman Suvan
Nor-Chris Holdings Inc.
10306 - 138 St
Edmonton, Alberta
T5N 2J3

780-425-9350 Office / 780-504-7886 Cell
nsuvanjr@norchris.com
www.norchris.com



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