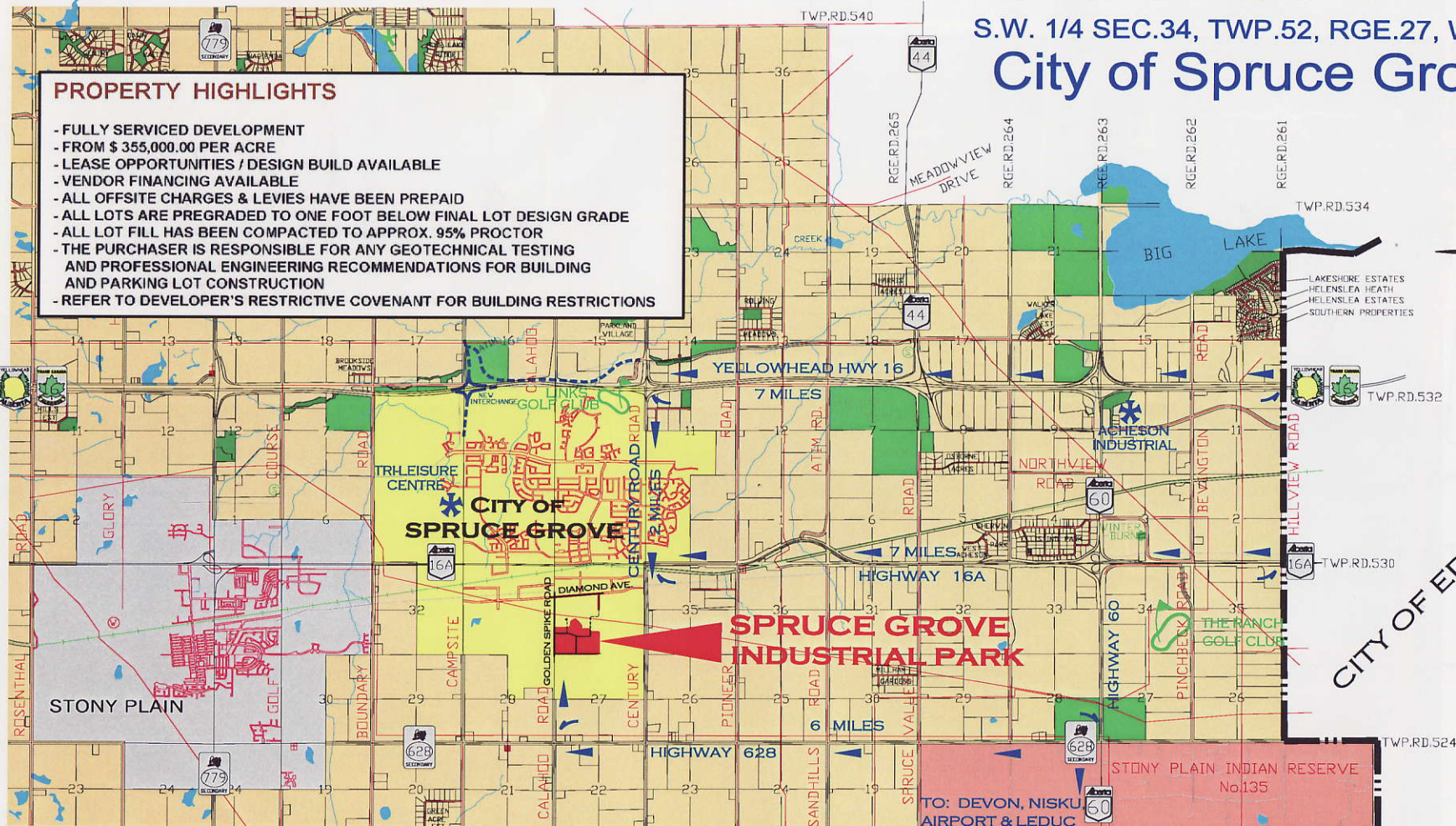


SPRUCE GROVE INDUSTRIAL PARK

S.W. 1/4 SEC.34, TWP.52, RGE.27, W.4th M.
City of Spruce Grove

PROPERTY HIGHLIGHTS

- FULLY SERVICED DEVELOPMENT
- FROM \$ 355,000.00 PER ACRE
- LEASE OPPORTUNITIES / DESIGN BUILD AVAILABLE
- VENDOR FINANCING AVAILABLE
- ALL OFFSITE CHARGES & LEVIES HAVE BEEN PREPAID
- ALL LOTS ARE PREGRADED TO ONE FOOT BELOW FINAL LOT DESIGN GRADE
- ALL LOT FILL HAS BEEN COMPACTED TO APPROX. 95% PROCTOR
- THE PURCHASER IS RESPONSIBLE FOR ANY GEOTECHNICAL TESTING AND PROFESSIONAL ENGINEERING RECOMMENDATIONS FOR BUILDING AND PARKING LOT CONSTRUCTION
- REFER TO DEVELOPER'S RESTRICTIVE COVENANT FOR BUILDING RESTRICTIONS



NORMAN C.R. SUVAN, Associate

NOR-CHRIS HOLDINGS INC.

10306 - 138 Street, Edmonton, AB. T5N 2J3

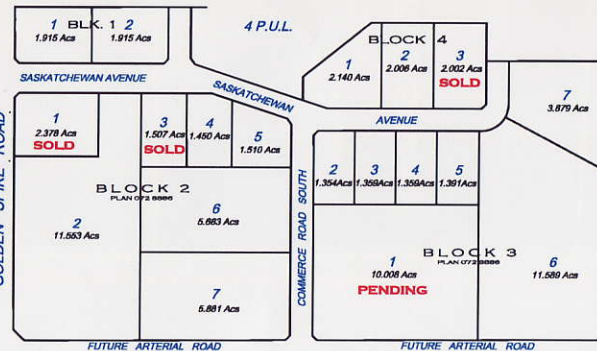
B: 780-425-9350 C: 780-504-7886



**CURRENTLY SELLING
STAGE 1**

E-mail: nsuvanjr@norchris.com

www.norchris.com



LOT	BLOCK	AREA(HA)	AREA(ACRES)	PRICE/ACRE	TOTAL
1	1	0.775	1.915	\$ 399,000.00	\$ 764,085.00
2	1	0.775	1.915	\$ 395,000.00	\$ 756,425.00
1	2	0.962	2.378	\$	\$ SOLD
2	2	4.675	11.553	\$ 395,000.00	\$ 4,563,435.00
3	2	0.61	1.507	\$	\$ SOLD
4	2	0.587	1.45	\$ 375,000.00	\$ 543,750.00
5	2	0.611	1.51	\$ 380,000.00	\$ 573,800.00
6	2	2.3	5.683	\$ 375,000.00	\$ 2,131,125.00
7	2	2.38	5.881	\$ 380,000.00	\$ 2,234,780.00
1	3	4.05	10.008	\$	\$ PENDING
2	3	0.548	1.354	\$ 385,000.00	\$ 521,290.00
3	3	0.55	1.359	\$ 380,000.00	\$ 516,420.00
4	3	0.55	1.359	\$ 380,000.00	\$ 516,420.00
5	3	0.563	1.391	\$ 380,000.00	\$ 528,580.00
6	3	4.69	11.589	\$ 355,000.00	\$ 4,114,095.00
7	3	1.57	3.879	\$ 355,000.00	\$ 1,377,045.00
1	4	0.866	2.14	\$ 380,000.00	\$ 813,200.00
2	4	0.812	2.006	\$ 380,000.00	\$ 762,280.00
3	4	0.81	2.002	\$	\$ SOLD