

CENTURY ROAD PLAZA

98 Longview Drive, Spruce Grove

Decker Properties
Management Ltd.



Fully Leased Spruce Grove Retail Centre

HIGHLIGHTS

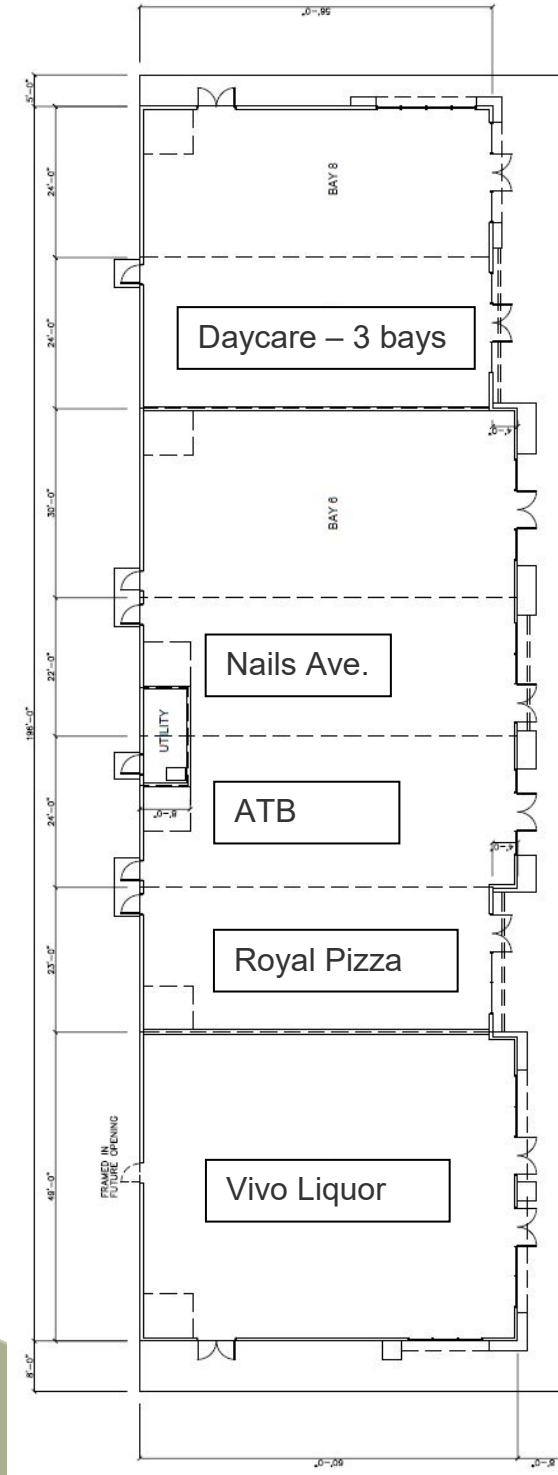
- 100% LEASED
- High visibility location on Century Road immediately south of Highway 16.
- Current tenants: Daycare, ATB, Nails Ave., Royal Pizza and Vivo Liquor.
- Ample onsite parking available
- Zoning: C-3 neighbourhood Retail & Service, all directional access and right in / right our access.
- Fascia & pylon signage available
- Base Lease Rate: Market
- Budgeted Operating Costs for 2020 - \$9.20psf

IDEAL LOCATION FOR

- Hair Salon
- Nail salon
- Takeout food service
- Office use (accounting, law, insurance, tc)
- Dental hygienist
- Home decor
- Shoe store, ladies wear
- Optometrist
- Health food / supplements
- Daycare
- Financial Services

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DESIGN NOTES	
BUILDING AREA	= 11,475 SQ. FT.
C.A.U.'S	
FLOOR AREAS	
BAY 1/2	= 2,937 SQ. FT.
BAY 3	= 1,288 SQ. FT.
BAY 4	= 1,260 SQ. FT.
BAY 5	= 1,871 SQ. FT.
BAY 6	= 1,344 SQ. FT.
BAY 8	= 1,200 SQ. FT.
UTILITY	

Site shared with
Petro-Canada gas,
C-store & car wash

PROPOSED FLOOR PLAN

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MURRAY KULAK
President
780.405.4403
murray@deckerproperties.com

MARDY KULAK
Vice-President
780.913.7859
mardy@deckerproperties.com

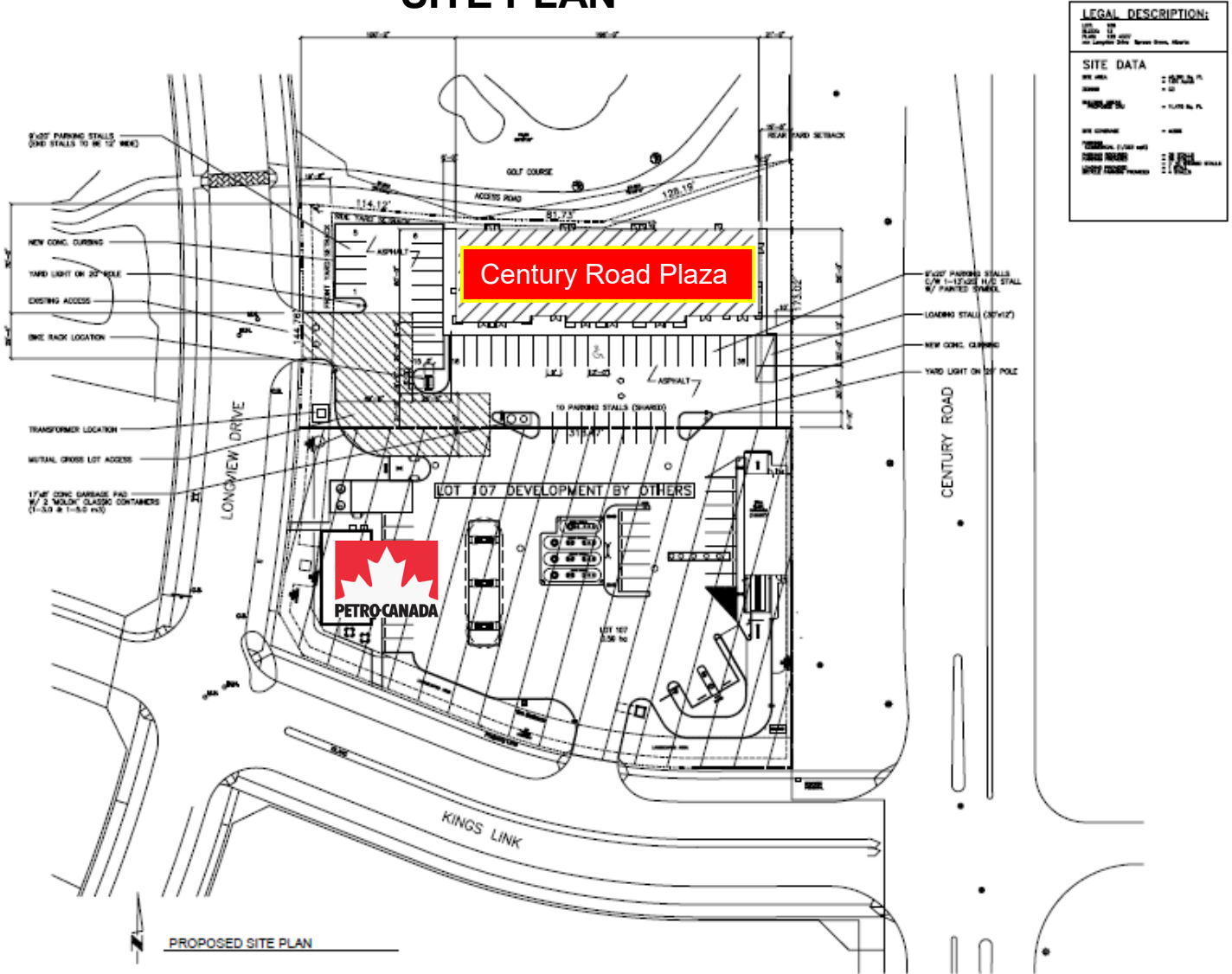
Decker Properties Management Ltd.
106, 3802-49 Avenue
Stony Plain, AB
780.963.2512

www.DeckerProperties.com

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SITE PLAN



LEGAL DESCRIPTION:	
PLAN	11
SECTION	12
100 Longview Drive, Spruce Grove, Alberta	
SITE DATA	
SITE AREA	1.25 ACRES
PERMITS	1.00 ACRES
NEW CONCRETE	1.00 ACRES
TOTAL CONCRETE	1.00 ACRES
EXISTING PAVEMENT	1.00 ACRES
NEW PAVEMENT	1.00 ACRES

PROPOSED SITE PLAN

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“Welcome to Spruce Grove, a mid-size city of 35,000 people. We are located in the Edmonton region, a robust hub of 1.3 million people. We are the service and supply destination for a trade area population of 138,000. Consumers appreciate our big-city amenities without the traffic and crowd congestion. Spruce Grove is a proven industrial player in the region. Local, national, and global companies are finding success here. We are close to road, rail, and air. Our property taxes are affordable. Did we mention that our talent pool appreciates the chance to work close to home? Spruce Grove has strong population and employment growth. We offer a vast consumer market and exciting investment opportunities. And, most important, a desirable quality of life.” ~ Spruce Grove Economic Development

CITY OF SPRUCE GROVE DEMOGRAPHICS

- **Population:** 35,760 (2018 census)
- **Growth:** 14.1% (2013 – 2018)
- **Wealth distribution:** 55.5% of residents earn more than \$100,000.00
- **Age distribution:**
 - 0 – 19: 27%
 - 20 – 39: 32%
 - 40 – 59: 25%
 - 60+: 16%



Visit:

Investsprucegrove.ca

CENTRE FEATURES

- **Vacancy:** 100% Fully Leased
- **Available:** N/A
- **Legal:** Plan 1320770; Lot 106; Block 113
- **Municipal:** #98 Longview Drive, Spruce Grove, AB
- **Access:** Longview Drive all-directional & right-in right-out off Century Road
- **Zoning:** C3 Neighbourhood Retail
- **Basic rent:** Market
- **Op costs:** \$9.20 PSF for 2020
- **Parking:** 46 stalls
- **Signage:** Fascia & pylon



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