

# \$399,900 - 9325 Resources Road, Grande Prairie

MLS® #A2174582

**\$399,900**

0 Bedroom, 0.00 Bathroom,  
Land on 1.00 Acres

Railtown., Grande Prairie, Alberta

## PRIME RAILTOWN COMMERCIAL LAND DEVELOPMENT OPPORTUNITY!!

Strategically located in one of Grande Prairie's most dynamic commercial developments. Offering a 0.76 acre parcel zoned Commercial Arterial(CA) with huge exposure to Resources Road and over 10,000+ daily traffic counts. Railtown has quickly become Grande Prairie's trendiest professional office & retail hub's. A stellar mix of business can increase your exposure as well as your customer base. Quick and easy access from Resources road & 92 Avenue. The architectural controls in the development created a quality mix of buildings which will maintain the value & appeal of the area long into the future. This uniquely shaped lot offers great development options for lots of additional parking or exterior showcase/storage space. Development options include but are not limited to: commercial retail units, childcare/early learning complex, commercial/residential mix units, medical, professional service firms, health & wellness & much more. Current site plans reflect a 7780sq.ft. building footprint with 40+ parking stalls but options are endless to develop in a manner that fits your needs. Please call a commercial Realtor with any questions or to acquire further information. Lot price is plus GST.



## Essential Information

MLS® #	A2174582
Price	\$399,900
Bathrooms	0.00
Acres	1.00
Type	Land
Sub-Type	Commercial Land
Status	Active

### **Community Information**

Address	9325 Resources Road
Subdivision	Railtown.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8C2

### **Additional Information**

Date Listed	October 30th, 2024
Days on Market	176
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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