

**9325 Resources Road  
Grande Prairie, Alberta**

**MLS # A2174582**

**\$399,900**



**Division:** Railtown

**Lot Size:** 1.00 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

**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.