

**2, 9405 Resources Road  
Grande Prairie, Alberta****MLS # A2185755****\$249,000**

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**Division:** Railtown

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**Lot Size:** 0.87 Acre

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**Lot Feat:** -

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**By Town:** -

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**LLD:** -

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**Zoning:** CA

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**Water:** -

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**Sewer:** -

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**Utilities:** -

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MAJOR PRICE REDUCTION-0.87 ACRE LOT-READY FOR 2025 CONSTRUCTION SEASON. Railtown has quickly become Grande Prairie's trendiest professional office & retail hub. A stellar mix of business can increase your exposure as well as your customer base. Located on one of the busiest arteries in the city the traffic counts surpass 10,000+ vehicles per day. Quick and easy access from Resources road & 92 Avenue into this larger 0.87 acre lot. The architectural controls in the development have lead to a quality mix of buildings which will maintain the value & appeal of the area long into the future. Please call a commercial Realtor with any questions or to acquire further information. Lot price is plus GST.