

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

MLS® #A2174582

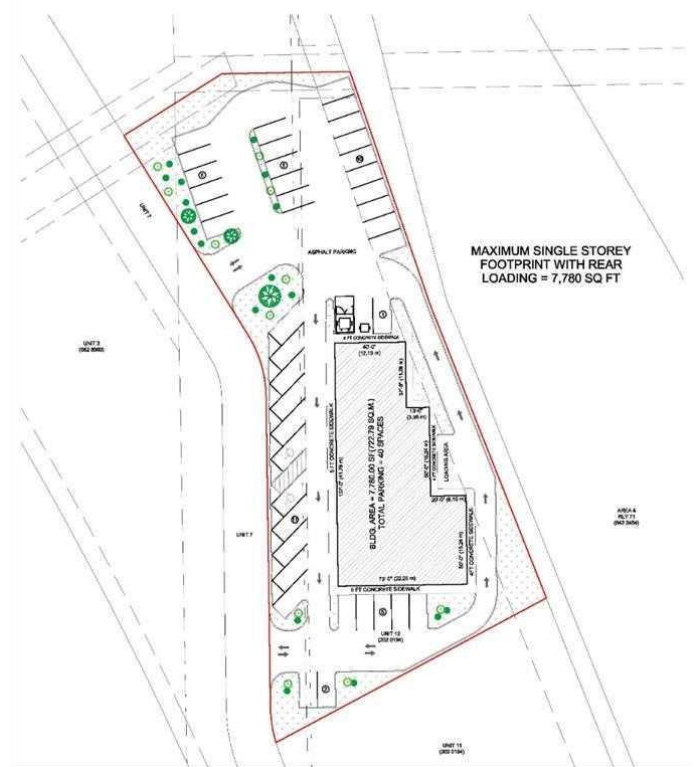
**\$399,900**

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 | 184                |
| Zoning         | CA                 |

### Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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