

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

MLS® #A2174582

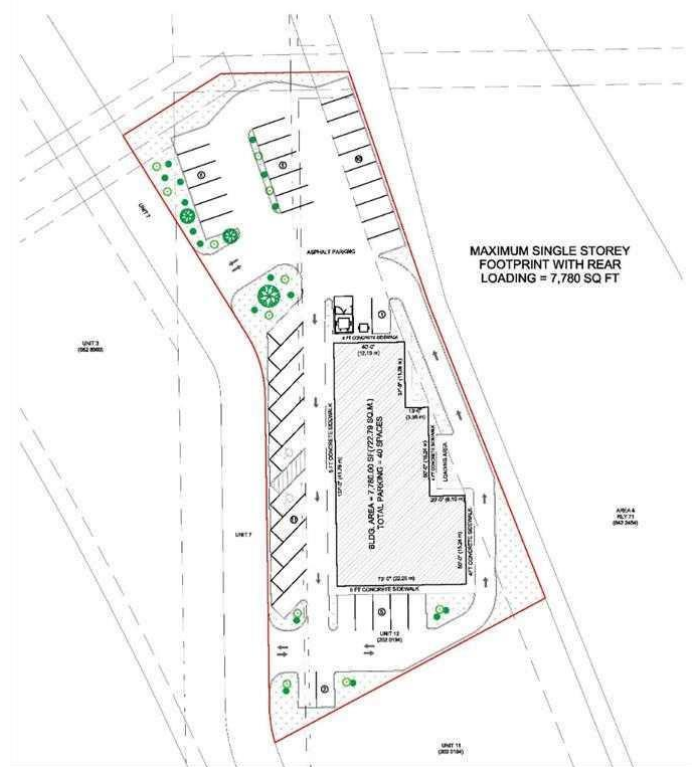
**\$399,900**

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	177
Zoning	CA

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.