



**GRASSROOTS**  
REALTY GROUP

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**3, 9305 Resources Road  
Grande Prairie, Alberta**

**MLS # A2272658**



**\$329,000**

**Division:** Railtown

**Lot Size:** 0.96 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

MAJOR PRICE REDUCTION-0.96 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 Ave. This 0.96 acre lot might have the best visibility in the whole development. 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. See available SITE PLAN in Supplements.