

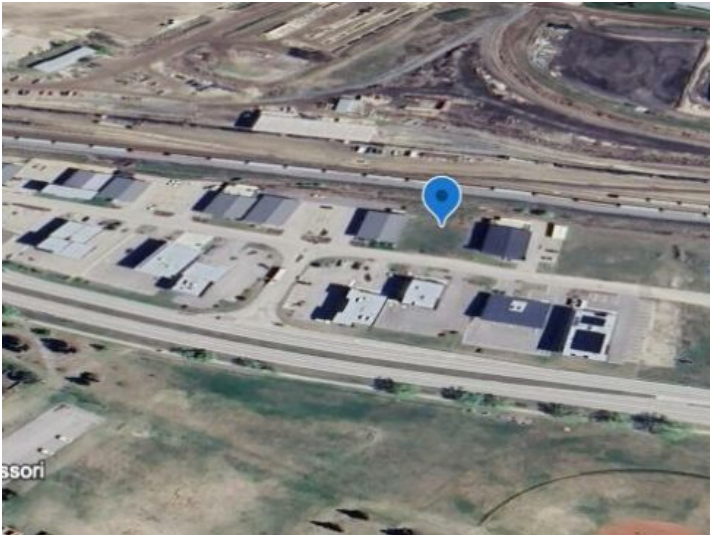


**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**113, 8805 Resources Road  
Grande Prairie, Alberta**

**MLS # A2156699**



**\$259,900**

**Division:** Railtown

**Lot Size:** 0.38 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

Prime .38 Acre Lot in Trendy Railtown - A Rare Opportunity! Discover the last gem in Railtown, Grande Prairie's most sought-after professional office and retail hub. This prime .38 acre lot is your chance to become part of the city's most dynamic business community. Imagine the visibility your business will enjoy, located on one of the city's busiest thoroughfares with traffic counts exceeding 10,000 vehicles daily. Railtown is renowned for its stellar mix of businesses, offering an incredible opportunity to expand your customer base and elevate your brand. The architectural controls in this development ensure a high standard of building quality, guaranteeing that the area will maintain its value and appeal for years to come. Seize this rare opportunity to secure the last available lot in Phase 2 of Railtown. Don't miss out on making your mark in Grande Prairie's trendiest commercial hotspot. Contact a commercial Realtor today for more information and to schedule a viewing. Lot price is plus GST.