



**GRASSROOTS**  
REALTY GROUP

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**9, 9205 Resources Road  
Grande Prairie, Alberta**

**MLS # A2186387**



**\$299,000**

**Division:** Railtown

**Lot Size:** 0.76 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

**MAJOR PRICE REDUCTION!! PERFECTLY POSITIONED FOR THE 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. LOT #9 offers direct access from 92 Avenue intersection with unparalleled exposure to Resources Road. 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.