

**103, 9325 Resources Road  
Grande Prairie, Alberta**

**MLS # A2127701**

**\$26 per sq.ft.**



**Division:** Railtown

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 5,000 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**RAILTOWN'S NEWEST DEVELOPMENT OPPORTUNITY!!!** This site will offer a unique opportunity with lease spaces ranging from 1500-7780sq.ft. The project can be constructed and finished to meet the end users specifications. 2nd floor options or 18+ft. ceilings available, 40+ parking stalls on site, rear loading options, outdoor space(daycare playground) options, modern elevations & great exposure to Resources Road. Potential uses include: childcare facility, professional space, medical space, office space, retail space and much more. The Landlord is willing to provide Tenant improvement allowances or turn-key options to fit your needs. Railtown is established as one of Grande Prairie's best commercial developments with a great mix of established businesses which will help drive traffic to your new location. Call today and let's turn your dreams into reality.