

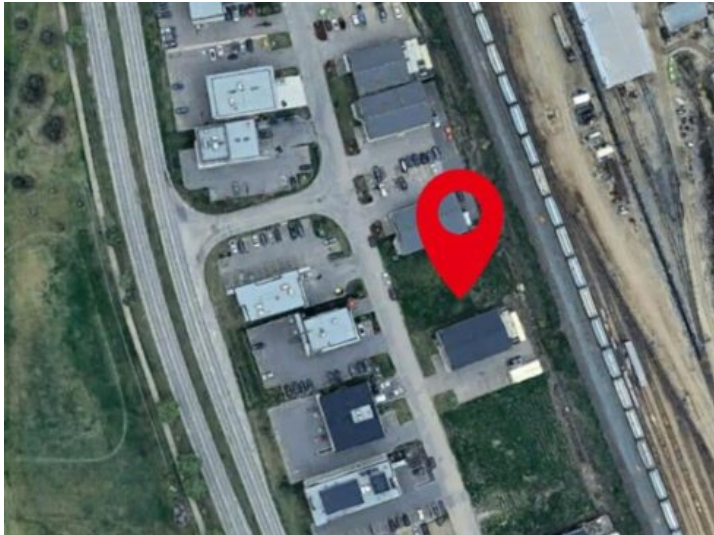


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2341454**



**\$199,900**

**Division:** Railtown

**Lot Size:** 0.38 Acre

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CA

**Water:** -

**Sewer:** -

**Utilities:** -

**Prime Development Opportunity in Railtown** Located in the heart of Grande Prairie's Railtown district, this property offers a rare opportunity to build in a master-planned area known for its modern design, strategic layout, and strong business presence. The site fronts onto Resources Road, giving it excellent visibility and seamless access to downtown, major highways, and surrounding residential communities. Railtown is home to a diverse mix of professional services, retail, hospitality, and specialty businesses, creating a vibrant atmosphere and a steady flow of potential customers. The district's location beside established neighborhoods ensures a consistent client base while proximity to parks, schools, and recreation adds to the appeal for employees and visitors. Grande Prairie's growing economy, driven by energy, agriculture, retail, and services, continues to attract new investment, making Railtown a smart choice for long-term growth. This property is a blank canvas, ready for a custom build that maximizes exposure, functionality, and return on investment.