# \$229,900 - #113, 8805 Resources Road, Grande Prairie

MLS® #A2246593

## \$229,900

0 Bedroom, 0.00 Bathroom, Land on 0.38 Acres

Railtown., Grande Prairie, Alberta

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.





#### **Essential Information**

MLS®#

A2246593

Price \$229,900

Bathrooms 0.00 Acres 0.38

Type Land

Sub-Type Commercial Land

Status Active

## **Community Information**

Address #113, 8805 Resources Road

Subdivision Railtown.

City Grande Prairie

County Grande Prairie

Province Alberta
Postal Code T8V 3A6

## **Amenities**

Amenities Other

## **Additional Information**

Date Listed August 8th, 2025

Days on Market 87
Zoning CA

## **Listing Details**

Listing Office RE/MAX Grande Prairie

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