

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

MLS® #A2246593

\$229,900

0 Bedroom, 0.00 Bathroom,
Land on 0.38 Acres

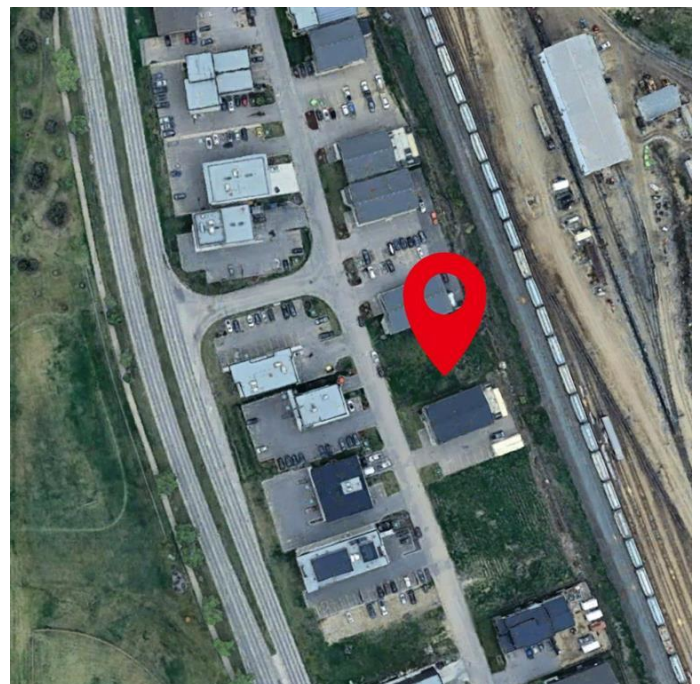
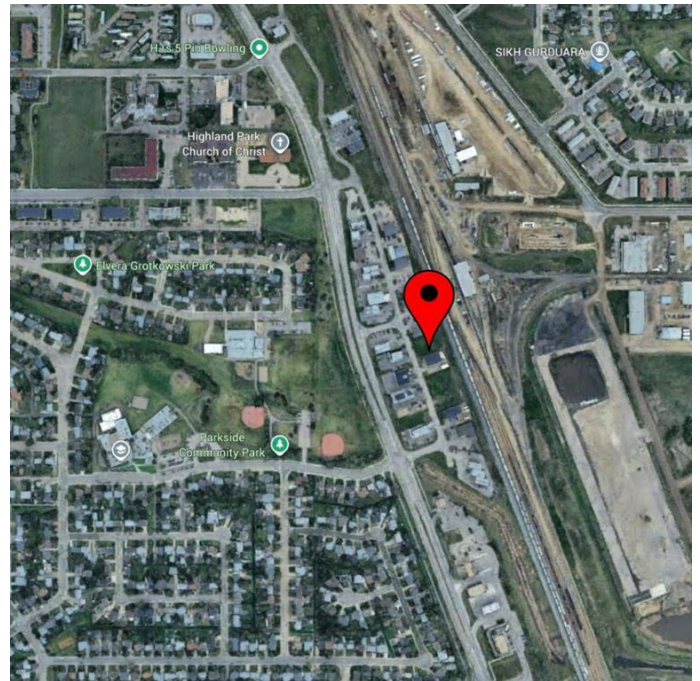
Railtown., Grande Prairie, Alberta

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	91
Zoning	CA

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.