

FOR LEASE

RAILTOWN LANDS

8502 RESOURCES ROAD, GRANDE PRAIRE, AB



OPPORTUNITY

Take advantage of this excellent retail leasing opportunity to join national retailers in serving the surrounding trade area. Railtown Lands is located along Resources Road, a well-located commuter road that supports Industrial access from South Grande Prairie as well as nearby neighbourhoods. The newly developed commercial shopping centre is a major draw and features national anchor tenants such as Subway, Great Canadian Oil Change, Alberta's largest Circle K, Starbucks and more.

HIGHLIGHTS

- CRU 1-5: 1,000 - 6,000 SF Commercial space available for lease
- Flexible unit sizes with Drive-Thru opportunity
- Located in the Railtown neighbourhood, providing nearby residents in the Highland Park and Patterson Park neighbourhood with convenient access to local and national tenants
- Exposure to over 31,481 vehicles per day along Resources Road

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DETAILS + SITE MAP / RAILTOWN LANDS

8502 RESOURCES ROAD, GRANDE PRAIRIE, AB

Municipal Address: 8502 Resources Road,
Grande Prairie, AB

Availability: 1,000 - 6,000 SF
Drive-Thru opportunity

Legal Description: Condo Plan 1820206, Unit 2

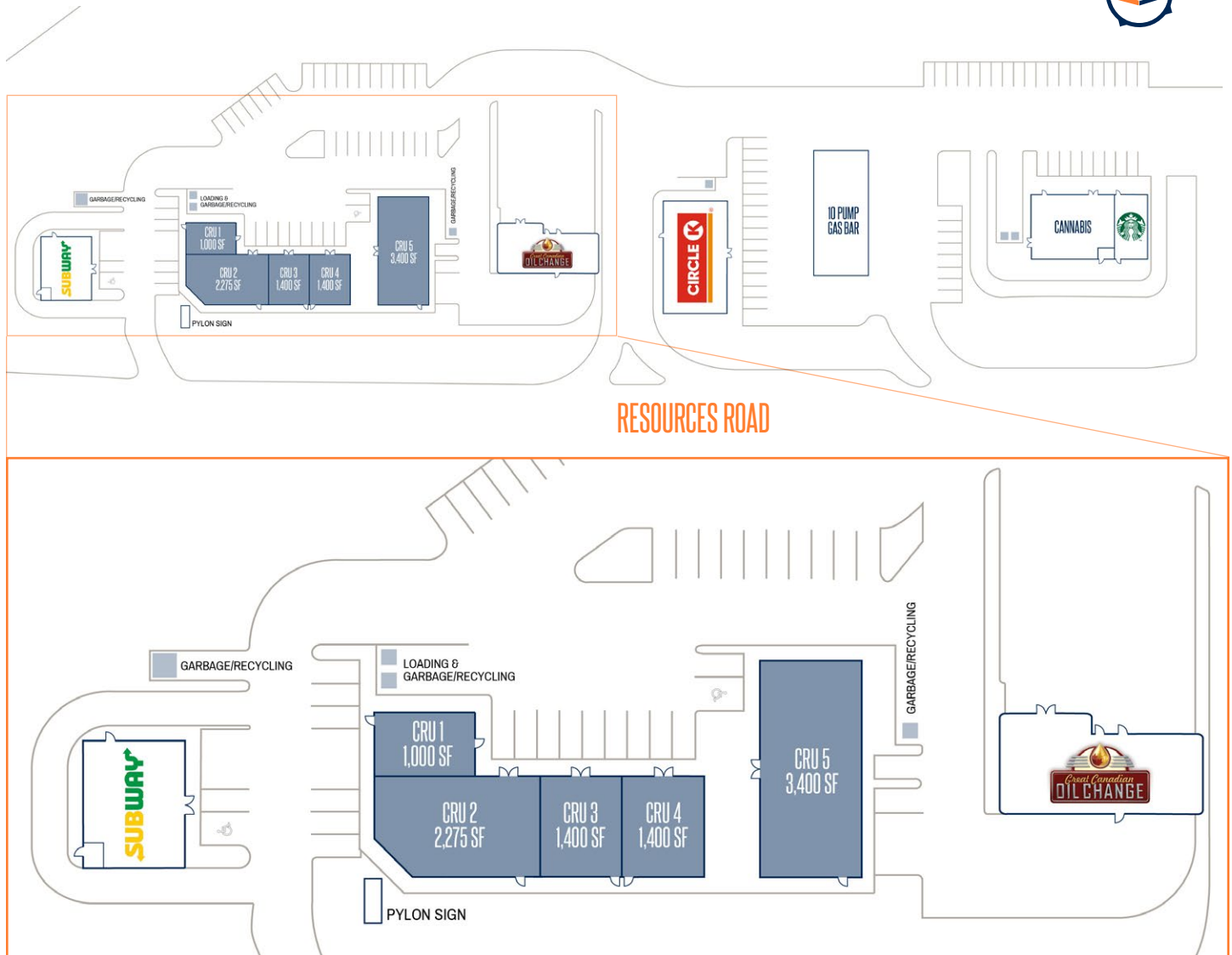
Lease Rate: Market

Zoning: CA - Arterial Commercial

Operating Costs: TBD

Parking: +/- 38 Parking Stalls

SITE PLAN



AREA + STATS / RAILTOWN LANDS

8502 RESOURCES ROAD, GRANDE PRAIRIE, AB

Grande Prairie is located in Northwestern Alberta, in the heart of the Peace Region. It is the largest city north of Edmonton, and is considered a thriving young city full of continuous growth and opportunity. Grande Prairie acts as a regional hub serving an additional 281,000+ people from across Northern Alberta, Northern British Columbia and the Northwest Territories. It sits as the largest commercial centre north of Edmonton.

Downtown	5 minutes
Highway 43	7 minutes
Grande Prairie Regional College	8 minutes
Melcor Crossing Shopping Centre	10 minutes



31,481
vehicles
per day



EXPOSURE
Resources Road
& 84 Avenue



PARKING
surface parking
lot



TRANSIT
nearby transit
stops



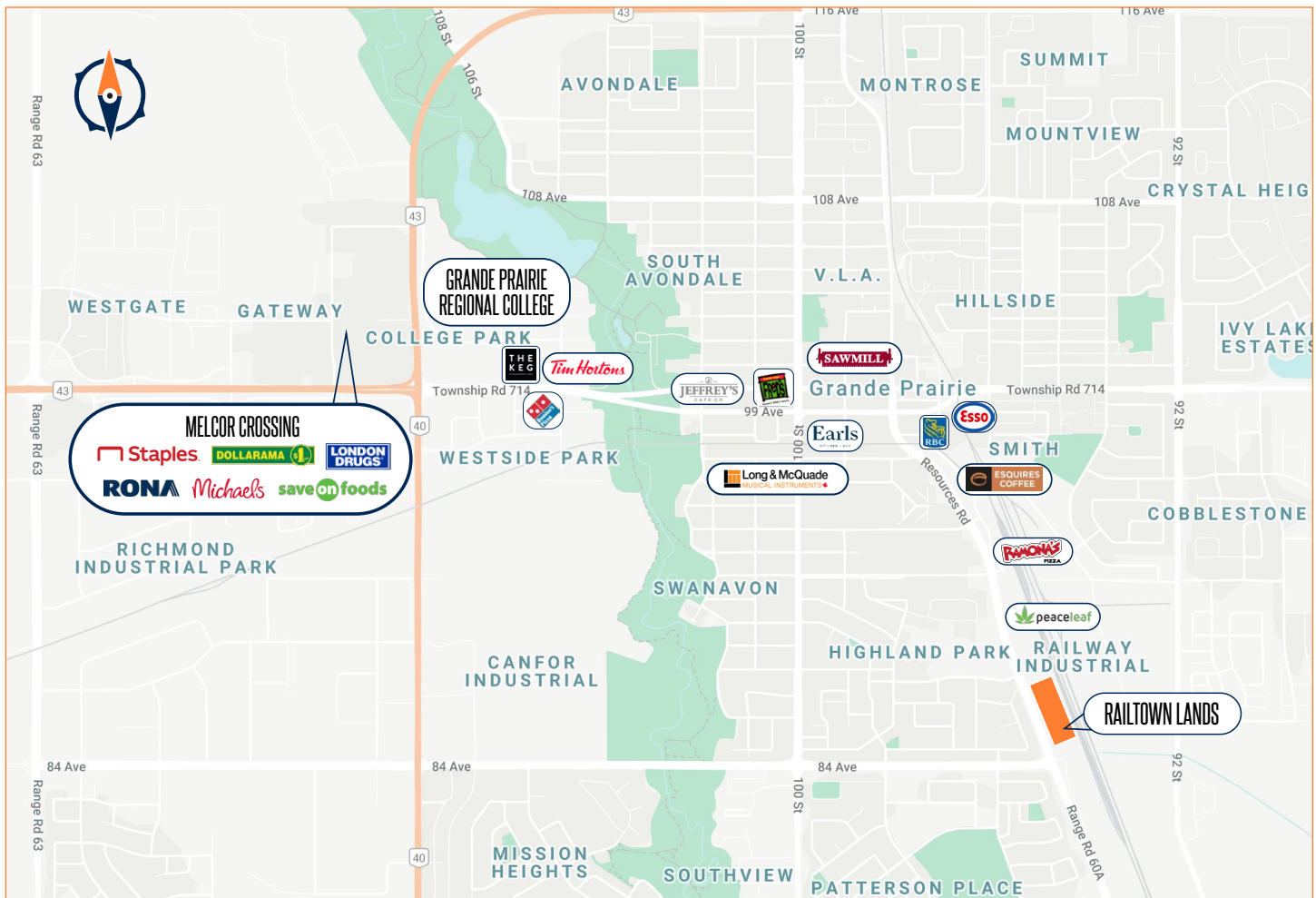
\$119,443
household income
average within 3 km



42,789
population
within 3 km



MAIN FLOOR
commercial
retail space





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