

FOR LEASE

RAILTOWN LANDS

8502 Resources Road, Grande Prairie, AB

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FAST FOOD

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MED

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Liquor Store

THE OPPORTUNITY

The property is well-located along the Resources Road corridor (31,481 VPD)

An exceptional tenant mix includes **Starbucks, Subway, Value Buds, Great Canadian Oil Change & Car Wash and the largest Circle K in Western Canada**

PROPERTY FEATURES

• Drive-thru opportunity

Liquor Store

17451 1-000

MEDIC

Commercial retail units up to 6,000 SF
for Sale or Lease

 High exposure to the major Resources Road thoroughfare

Direct ingress from Resources Road

PROPERTY DETAILS

MUNICIPAL ADDRESS 8502 Resources Road, Grande Prairie, AB

DENTAL LEGAL DESCRIPTION DEN Condo Plan 1820206, Unit 2

> **ZONING** CA - Arterial Commercial

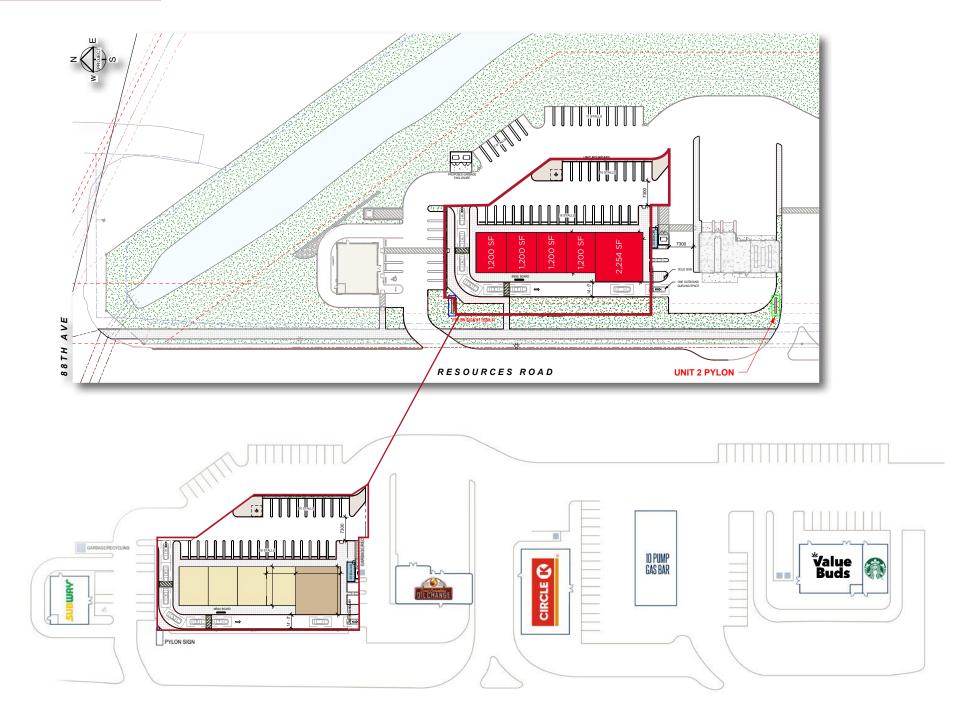
PARKING +/- 38 Parking Stalls (Additional parking available on the common lands)

AVAILABILITY 1,000 - 6,000 SF Drive-Thru Opportunity

LEASE RATE Landlord's Cost plus 6%

OPERATING COST & TAXES \$17.00 per SF (est. for 2024)

SITE PLAN







Edmonton

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