

FOR LEASE

# RAILTOWN LANDS

8502 Resources Road, Grande Prairie, AB



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# 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
- 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

### LEGAL DESCRIPTION

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%

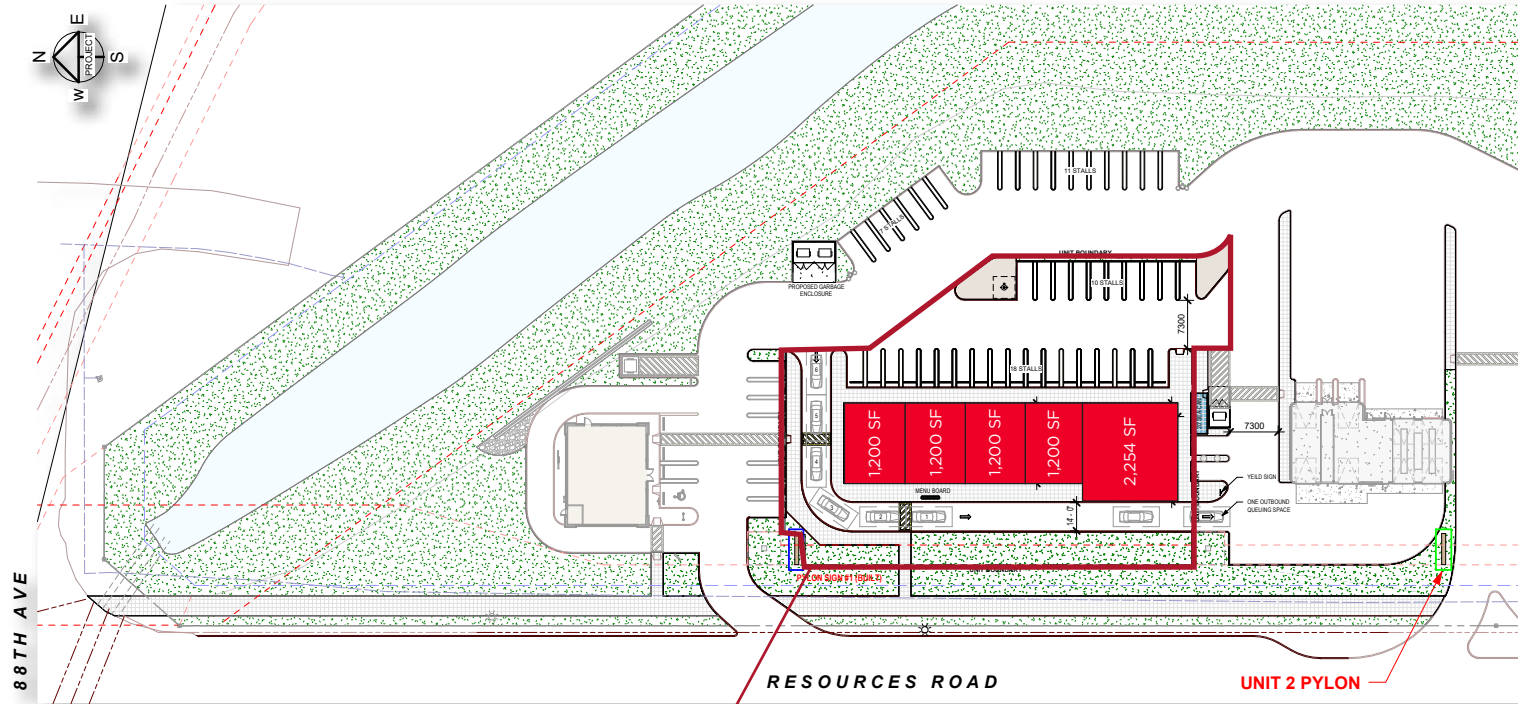
### OPERATING COST & TAXES

\$17.00 per SF (est. for 2024)

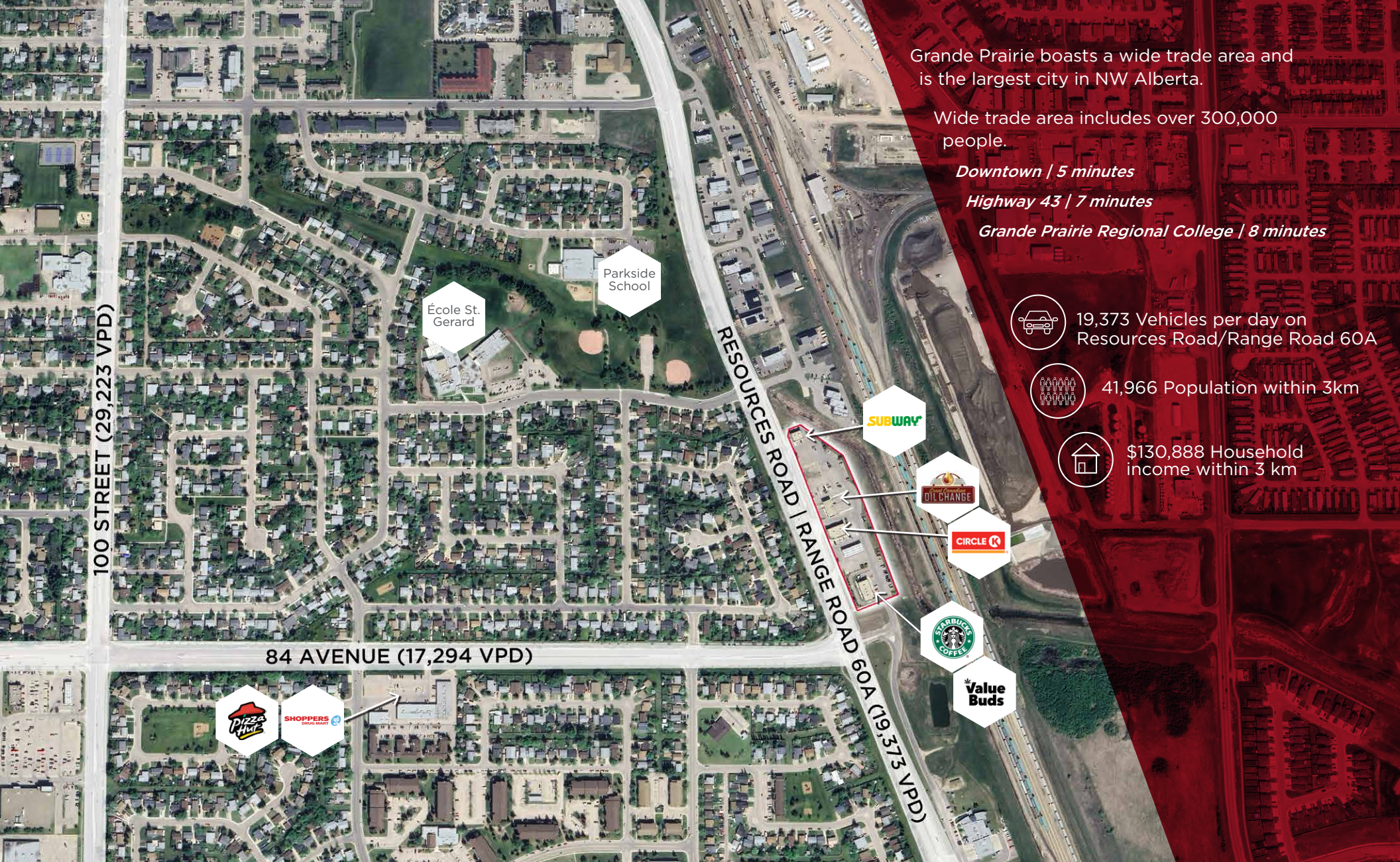




# SITE PLAN







Grande Prairie boasts a wide trade area and is the largest city in NW Alberta.

Wide trade area includes over 300,000 people.

*Downtown | 5 minutes*

*Highway 43 | 7 minutes*

*Grande Prairie Regional College | 8 minutes*



19,373 Vehicles per day on Resources Road/Range Road 60A



41,966 Population within 3km



\$130,888 Household income within 3 km



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