



**DJ Golden**  
**REAL ESTATE**

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**103, 9325 Resources Road  
Grande Prairie, Alberta**

**MLS # A2127701**

**\$26 per sq.ft.**

**Division:** Railtown  
**Type:** Mixed Use  
**Bus. Type:** -  
**Sale/Lease:** For Lease  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 5,000 sq.ft.  
**Zoning:** CA

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** N/A

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

**RAILTOWN'S NEWEST DEVELOPMENT OPPORTUNITY!!!** This site will offer a unique opportunity with lease spaces ranging from 1500-7780sq.ft. The project can be constructed and finished to meet the end users specifications. 2nd floor options or 18+ft. ceilings available, 40+ parking stalls on site, rear loading options, outdoor space(daycare playground) options, modern elevations & great exposure to Resources Road. Potential uses include: childcare facility, professional space, medical space, office space, retail space and much more. The Landlord is willing to provide Tenant improvement allowances or turn-key options to fit your needs. Railtown is established as one of Grande Prairie's best commercial developments with a great mix of established businesses which will help drive traffic to your new location. Call today and let's turn your dreams into reality.