

FOR LEASE

RAILTOWN LANDS

8502 Resources Road, Grande Prairie, AB



Cushman & Wakefield Edmonton

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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

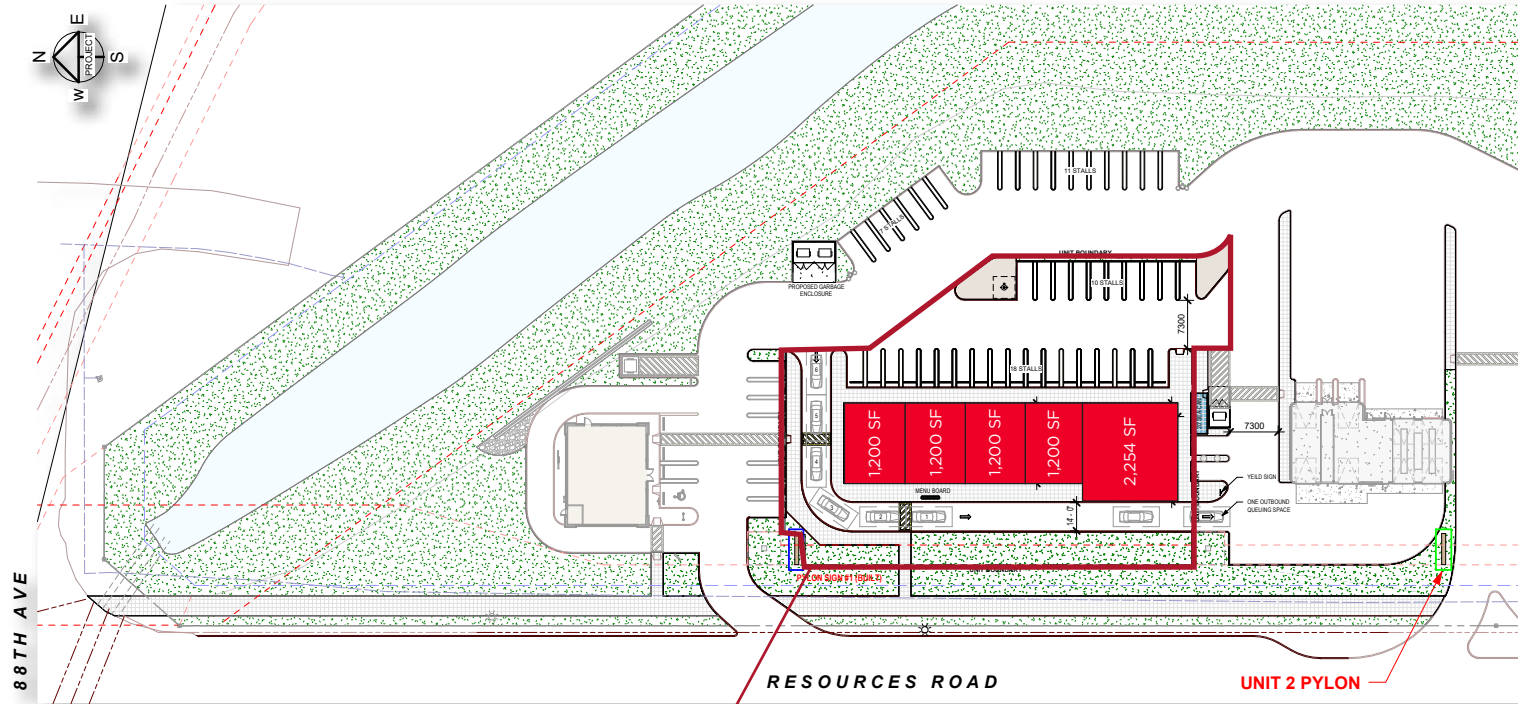
Landlord's Cost plus 6%

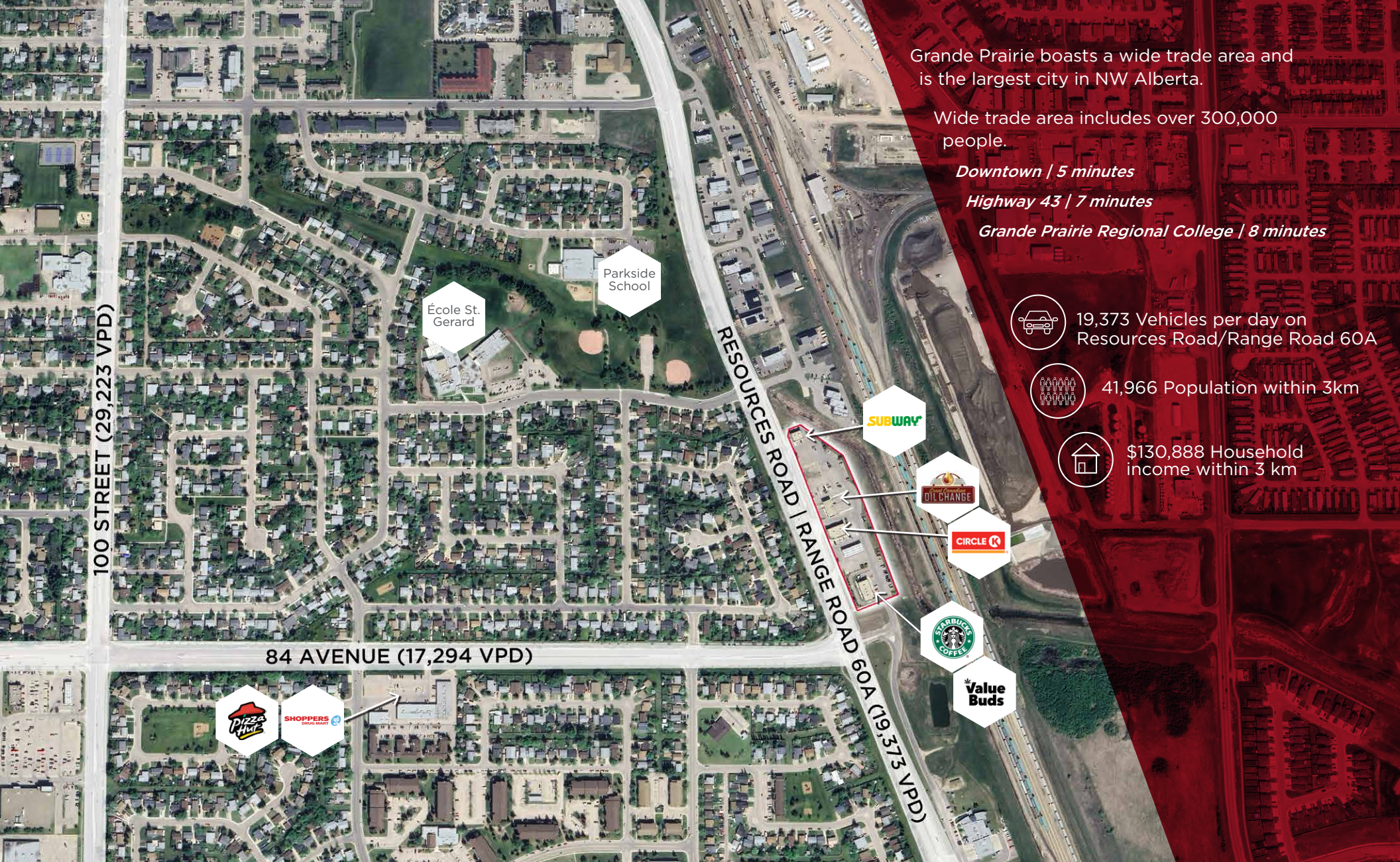
OPERATING COST & TAXES

\$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

SUBWAY



CIRCLE K



Value Buds

100 STREET (29,223 VPD)

84 AVENUE (17,294 VPD)

RESOURCES ROAD | RANGE ROAD 60A (19,373 VPD)



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