CUSHMAN & WAKEFIELD
Edmonton



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

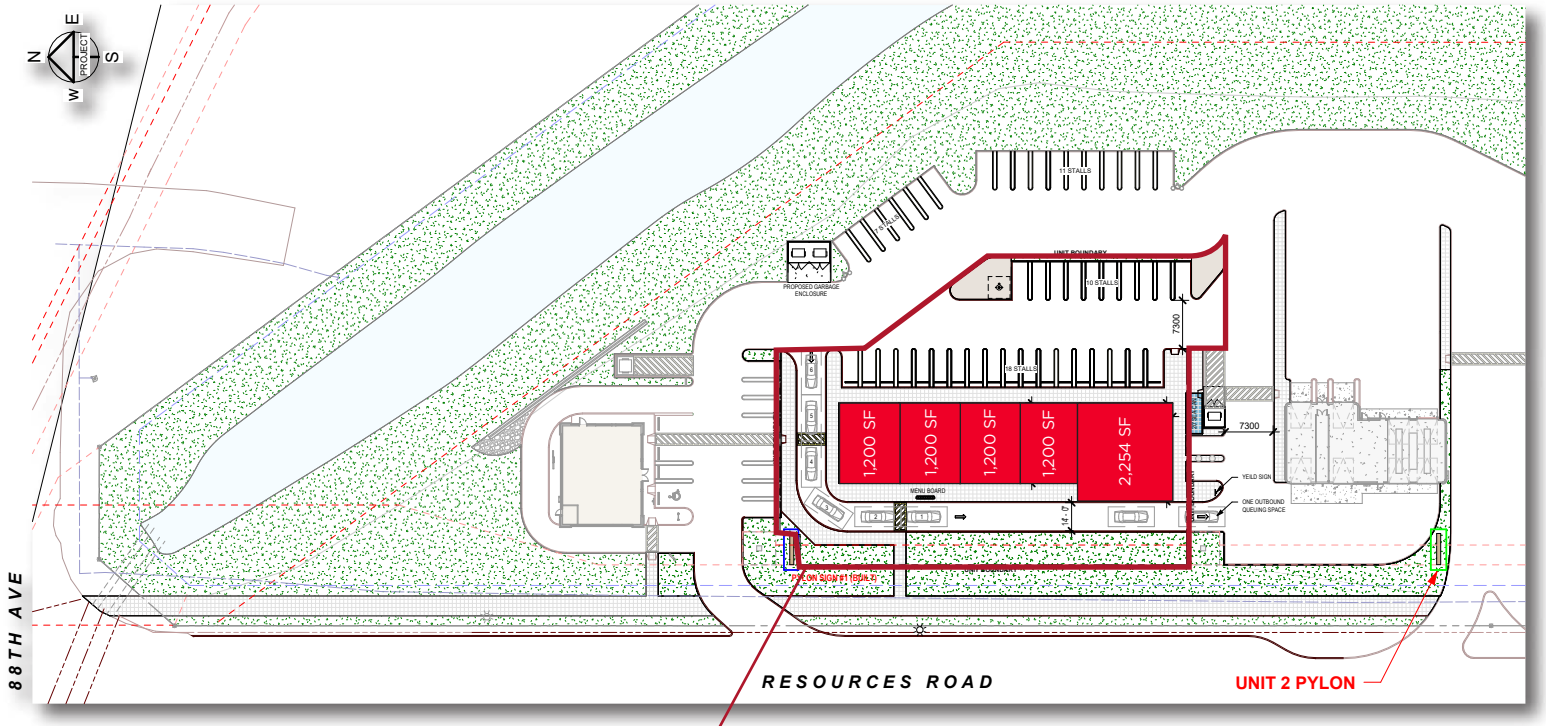
PARKING
+/- 38 Parking Stalls
(Additional parking available on the common lands)

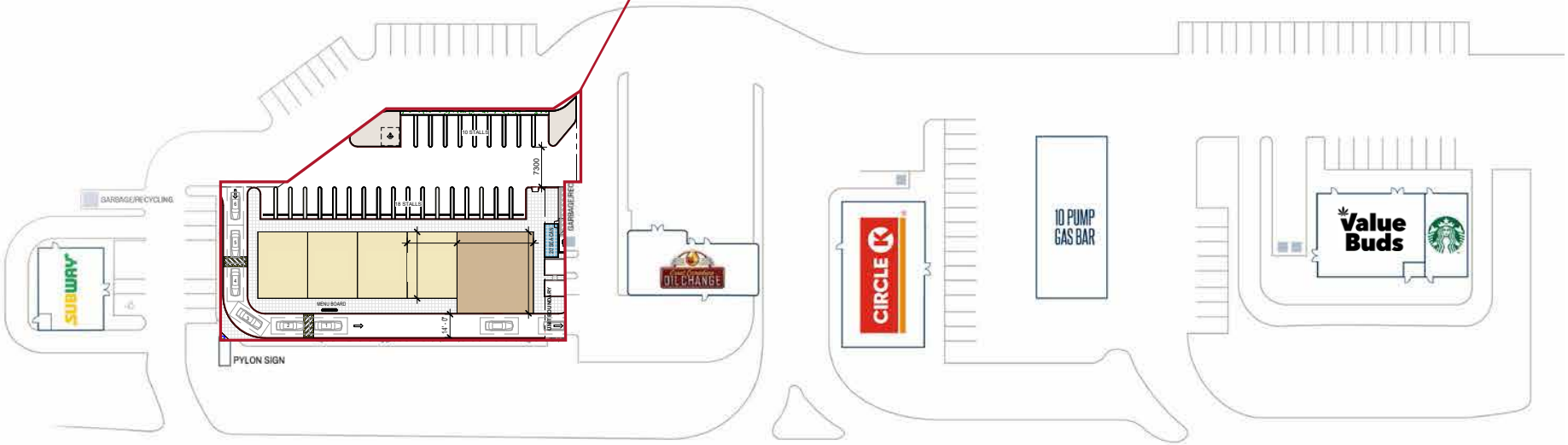
AVAILABILITY
1,000 - 6,000 SF
Drive-Thru Opportunity

LEASE RATE
Landlord's Cost plus 6%

OPERATING COST & TAXES
$17.00 per SF (est. for 2027)

SITE PLAN


N
E
S
W
PROJECT
88TH AVE
RESOURCES ROAD
UNIT 2 PYLON
1,200 SF
1,200 SF
1,200 SF
1,200 SF
2,254 SF
7300
11 STALLS
10 STALLS
MENU BOARD
YIELD SIGN
ONE OUTBOUND QUEUING SPACE
PROPOSED GARBAGE ENCLOSURE


PYLON SIGN
SUBWAY
OIL CHANGE
CIRCLE K
10 PUMP GAS BAR
Value Buds
GARBAGE/RECYCLING
MENU BOARD
7300



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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