



**209, 8801 Resources Road  
Grande Prairie, Alberta**

**MLS # A2216729**



**\$449,900**

**Division:** Railtown

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,557 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

NEW PRICE=NEW OPPORTUNITY!!! 2554sq.ft. of fully developed Second-Floor office Space in Railtown offering High Exposure Location. A fantastic opportunity to acquire a turn-key office space that is available for quick occupancy if needed. This unit features up to 7+ private offices, boardroom, large open work area, reception area + two bathrooms. All areas offer large windows, high ceilings, and great exposure off Resources Road, a high-traffic area that offers excellent visibility for your business. The complex offers good parking & signage options and the price point is well below replacement value. The space could be combined with adjoining units to create a larger footprint of close to 5000sq.ft. Don't miss out on this versatile space in a sought-after commercial area! For more details or to schedule a viewing, contact a Commercial realtor today.