



GRASSROOTS
REALTY GROUP

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**116, 8805 Resources Road
Grande Prairie, Alberta**

MLS # A2243559



\$2,100,000

Division: Railtown

Type: Office

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 6,389 sq.ft.

Zoning: CA

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: Wood Frame

Parking: -

Water: -

Lot Size: 0.41 Acre

Sewer: -

Lot Feat: -

Inclusions: none

Located in the heart of Railtown and offering high-exposure frontage, this premier commercial office building presents an exceptional opportunity. Situated on a 0.41-acre CA-zoned lot, the 6,389 SF building is in excellent condition and thoughtfully designed for professional use. The main floor features a well-finished shop (approx. 1,011 SF) with an overhead door, along with 2,689 SF of modern office space, including four offices, a staff room, a bullpen, and washrooms. Upstairs, an additional 2,689 SF offers five more offices, a boardroom, open office space, and another washroom. With ample paved parking, concrete sidewalks, and a covered deck, this building offers a welcoming, functional environment for a range of commercial users. The site boasts strong curb appeal and excellent access off of Resources Road. With professional finishes throughout, this is a turn-key space in one of the city's most desirable business developments. Call your Commercial Realtor® today for further information or to arrange a private showing.