



108, 8805 Resources Road
Grande Prairie, Alberta

MLS # A2300107



\$1,600,000

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|--------------------|--------------|
| Division: | Railtown |
| Type: | Retail |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | - |
| Bus. Name: | - |
| Size: | 4,200 sq.ft. |
| Zoning: | CA |

| | | | |
|--------------------|--------------------|-----------------------|--|
| Heating: | Natural Gas, Other | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Membrane | Utilities: | Electricity Connected, Natural Gas Connected, Sewer Co |
| Exterior: | Wood Frame | Parking: | - |
| Water: | Public | Lot Size: | 0.45 Acre |
| Sewer: | Public Sewer | Lot Feat: | - |
| Inclusions: | None | | |

Attractive and modern newer retail building with nice leasehold improvements and that is fully leased out. Features great location fronting on to Resources Road with high visibility and has lots of paved parking both in the front and also at the rear of the building. The north space has a rear overhead door and a show room, and the south space is developed into office space. This is a bareland condo. Take a look at this investment opportunity.