# \$449,900 - 209, 8801 Resources Road, Grande Prairie

MLS® #A2216729

#### \$449,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.00 Acres

Railtown., Grande Prairie, Alberta

**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.



Built in 2017

#### **Essential Information**

MLS® # A2216729 Price \$449,900

Bathrooms 0.00 Acres 0.00 Year Built 2017

Type Commercial

Sub-Type Office Status Active

# **Community Information**

Address 209, 8801 Resources Road

Subdivision Railtown.

City Grande Prairie
County Grande Prairie

Province Alberta

Postal Code T8V 3A6

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 173

Zoning CA

# **Listing Details**

Listing Office RE/MAX Grande Prairie

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