

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

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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 | 185           |
| Zoning         | CA            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

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