

# \$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	6
Zoning	CA

## Listing Details

Listing Office	RE/MAX Grande Prairie
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