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116, 8805 RESOURCES ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
31510


MLS ID:
A2243559

\$2,100,000



 **CORD SPERO**
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 116, 8805 Resources Road , Grande Prairie , Alberta T8V 3A6

Transaction Type For Sale	Title Fee Simple	Days On Market 2
Zoning CA	Subdivision Railtown	Building Type Office Building
Year Built 2018	Structure Type Office	Property Type Commercial
Property Sub Type Office	Legal Plan 0825804	Building Area (Sq. Ft.) 6389.00
Building Area (Sq. M.) 593.55	Lot Size (Sq. Ft.) 17859	Lot Size (Acres) 0.41
Construction Type Wood Frame	Inclusions none	Restrictions Restrictive Covenant-Building Design/Size
Reports Building Plans		

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.

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