

**105, 8801 Resources Road  
Grande Prairie, Alberta**

**MLS # A2192359**



**\$209,900**

**Division:** Railtown

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 1,207 sq.ft.

**Zoning:** CA

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

**NEW PRICE=NEW OPPORTUNITY!!!** 1207sq.ft. of partially developed Main-Floor Space in Railtown offering High Exposure Location. A fantastic opportunity to design your ideal professional space, office, personal services or studio that fits your needs exactly. This unit features 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 is currently part of four individual units that could be combined in different configurations to fit your needs with up to 2128sq.ft on main floor or 4266sq.ft of space over two-floors. 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.