



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108, 8805 Resources Road
Grande Prairie, Alberta

MLS # A2300107



\$1,600,000

Division:	Railtown
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,200 sq.ft.
Zoning:	CA

Heating:	Natural Gas, Other	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Membrane	Utilities:	Electricity Connected, Natural Gas Connected, Sewer Co
Exterior:	Wood Frame	Parking:	-
Water:	Public	Lot Size:	0.45 Acre
Sewer:	Public Sewer	Lot Feat:	-
Inclusions:	None		

Attractive and modern newer retail building with nice leasehold improvements and that is fully leased out. Features great location fronting on to Resources Road with high visibility and has lots of paved parking both in the front and also at the rear of the building. The north space has a rear overhead door and a show room, and the south space is developed into office space. This is a bareland condo. Take a look at this investment opportunity.