



**GRASSROOTS**  
REALTY GROUP

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105,107,109,205,207,209, 8801 Resources RD.  
Grande Prairie, Alberta

MLS # A2323947



**\$1,250,000**

|             |                         |
|-------------|-------------------------|
| Division:   | Railtown                |
| Type:       | Retail                  |
| Bus. Type:  | -                       |
| Sale/Lease: | For Sale                |
| Bldg. Name: | -                       |
| Bus. Name:  | -                       |
| Size:       | 8,892 sq.ft.            |
| Zoning:     | CA- ARTERIAL COMMERCIAL |

|             |                       |                |   |
|-------------|-----------------------|----------------|---|
| Heating:    | -                     | Addl. Cost:    | - |
| Floors:     | -                     | Based on Year: | - |
| Roof:       | -                     | Utilities:     | - |
| Exterior:   | -                     | Parking:       | - |
| Water:      | -                     | Lot Size:      | - |
| Sewer:      | -                     | Lot Feat:      | - |
| Inclusions: | NONE, AS IS, WHERE IS |                |   |

Excellent investment opportunity in the desirable Railtown area of Grande Prairie. This package of six commercial condo units is conveniently located close to established residential neighbourhoods and just off high-traffic Resources Road, offering strong visibility and easy access. The offering includes a mix of main floor and second floor units, with some already partially developed – providing immediate usability along with significant potential for further development or customization to suit a variety of commercial uses. Priced below current fair market value by the lending institution, this is a rare chance to acquire six commercial condo units in one transaction. Ideal for investors, owner-users, or developers looking to capitalize on Grande Prairie’s strong economy and growing demand for commercial space. Don’t miss this unique package opportunity. Contact listing agent for complete details, financial information, and to arrange a private viewing.