



GRASSROOTS
REALTY GROUP

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124, 8805 Resources Road
Grande Prairie, Alberta

MLS # A2326029



\$2,550,000

Division:	Railtown
Type:	Office
Bus. Type:	Professional/Office
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	4,370 sq.ft.
Zoning:	CA

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity, Natural Gas, Phone
Exterior:	-	Parking:	-
Water:	Public	Lot Size:	-
Sewer:	Sewer	Lot Feat:	Corner Lot, Near Public Transit, Near Shopping Center
Inclusions:	n/a		

Situated on a corner lot in Railtown with exposure onto Resources Road, this is a rare opportunity to purchase an office building in one of Grande Prairie's premier areas while benefiting from two strong main-floor tenants that help offset the costs. Combined, the tenants are paying a gross rent of \$6,250.00 per month, including taxes, insurance, and condo fees. Properties of this caliber seldom come available, offering outstanding visibility, convenient access, and ample on-site parking, including an additional parking lot that provides abundant parking for both staff and clients. The move-in-ready office space features a professional reception area, boardroom, staff lunchroom, and the potential for up to five private offices, making it an ideal fit for a wide range of professional and service-based businesses. With quality construction, exceptional curb appeal, and a highly functional floor plan, this is an outstanding owner-user opportunity in one of Grande Prairie's most sought-after commercial locations. Call your Commercial Realtor[®] today for more information or to arrange a private showing.