



GRASSROOTS
REALTY GROUP

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**8801 Resources RD.
Grande Prairie, Alberta**

MLS # A2338393



\$2,500,000

Division:	Railtown
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	15,800 sq.ft.
Zoning:	CA- ARTERIAL COMMERCIAL

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	As is. Save and except any owner or tenant belongings		

Opportunity to own this 9 unit complex. 1/3 of the building is leased out. The building is conveniently located close to established residential neighborhoods 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.