



GRASSROOTS
REALTY GROUP

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118, 8805 Resources Road
Grande Prairie, Alberta

MLS # A2343294



\$2,999,900

Division: Railtown

Type: Office

Bus. Type: Professional/Office

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 7,900 sq.ft.

Zoning: CA

Heating: Natural Gas

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.41 Acre

Sewer: -

Lot Feat: Near Shopping Center

Inclusions: 1 x Fridge, 2x Bar Fridge, 1 x Dishwasher, All window coverings

Exceptional opportunity to acquire one of Grande Prairie's most iconic and recognizable commercial properties—a stunning 8,000 square foot landmark in Railtown's most prestigious business district, commanding the highest traffic counts in the city. Located alongside accounting firms, legal practices, engineering consultants, and chiropractors, this distinctive building epitomizes professional excellence. . The iconic structure is defined by premium stone veneer, rough-cut timber accents, and soaring glass windows flooding spaces with natural light. A massive west-facing deck provides exceptional gathering space perfect for client entertainment and networking. Every detail reflects unwavering commitment to premium quality: lustrous quartz countertops, luxury vinyl plank flooring, high-end modern carpeting, fresh paint, and tempered glass walls creating defined office spaces while maintaining transparency and light. The three-level layout offers extraordinary flexibility—operate as one unified 8,000 square foot entity or subdivide into up to five separate, independently operable spaces, perfect for owner-occupancy, multi-tenant income, or hybrid approaches. The property encompasses over 20 individual offices, 4 dedicated boardrooms/signing rooms, 5 bathrooms, 3 print rooms and generous common areas for networking, events, or expansion. A large 37x25 ft bay with forced air, air exchange fan, 12x16 ft overhead door & 25x12 ft mezzanine for valuable storage and logistics capacity. Main floor accessibility suits medical practices, professional services, or retail. In-floor radiant heating on the main level, separate zones for forced air and air conditioning throughout the building, premium window coverings, multiple bars for entertaining, and three separate receptions capable of functioning independently or unified create a sophisticated professional

environment. 20 dedicated owned parking stalls and 8 additional (optional) long-term leased stalls are available, providing ample parking. Three separate storefronts open additional revenue streams through retail, services, or expansion opportunities. This represents a rare investment opportunity: owner-occupy for a flagship professional presence, develop multi-tenant income from established professional services, or execute a hybrid approach allowing expansion and diversification. With potential to configure up to five independent spaces, investors can optimize for yield while holding equity in Grande Prairie's most iconic and recognizable property. From premium professional office to medical services, legal or accounting practices to engineering firms, sole-occupancy to curated multi-tenant community, or mixed-use development—this property in Railown's highest-traffic professional corridor is equipped for virtually any scenario. This building doesn't simply house businesses; it launches them, amplifies their presence, enhances their credibility, and positions them for success. Sellers are licensed REALTORS in Alberta.