

# \$449,900 - 209, 8801 Resources Road, Grande Prairie

---

MLS® #A2216729

**\$449,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Railtown., Grande Prairie, Alberta

**NEW PRICE=NEW OPPORTUNITY!!!**

2554sq.ft. of fully developed Second-Floor office Space in Railtown offering High Exposure Location. A fantastic opportunity to acquire a turn-key office space that is available for quick occupancy if needed. This unit features up to 7+ private offices, boardroom, large open work area, reception area + two bathrooms. All areas offer large windows, high ceilings, and great exposure off Resources Road, a high-traffic area that offers excellent visibility for your business. The complex offers good parking & signage options and the price point is well below replacement value. The space could be combined with adjoining units to create a larger footprint of close to 5000sq.ft. Don't miss out on this versatile space in a sought-after commercial area! For more details or to schedule a viewing, contact a Commercial realtor today.



Built in 2017

## Essential Information

|            |            |
|------------|------------|
| MLS® #     | A2216729   |
| Price      | \$449,900  |
| Bathrooms  | 0.00       |
| Acres      | 0.00       |
| Year Built | 2017       |
| Type       | Commercial |
| Sub-Type   | Office     |
| Status     | Active     |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 209, 8801 Resources Road |
| Subdivision | Railtown.                |
| City        | Grande Prairie           |
| County      | Grande Prairie           |
| Province    | Alberta                  |
| Postal Code | T8V 3A6                  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 59            |
| Zoning         | CA            |

## Listing Details

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.