



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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116, 8805 Resources Road  
Grande Prairie, Alberta

MLS # A2243559



\$2,100,000

|             |            |                |           |
|-------------|------------|----------------|-----------|
| Heating:    | -          | Addl. Cost:    | -         |
| Floors:     | -          | Based on Year: | -         |
| Roof:       | -          | Utilities:     | -         |
| Exterior:   | Wood Frame | Parking:       | -         |
| Water:      | -          | Lot Size:      | 0.41 Acre |
| Sewer:      | -          | Lot Feat:      | -         |
| Inclusions: | none       |                |           |

Located in the heart of Railtown and offering high-exposure frontage, this premier commercial office building presents an exceptional opportunity. Situated on a 0.41-acre CA-zoned lot, the 6,389 SF building is in excellent condition and thoughtfully designed for professional use. The main floor features a well-finished shop (approx. 1,011 SF) with an overhead door, along with 2,689 SF of modern office space, including four offices, a staff room, a bullpen, and washrooms. Upstairs, an additional 2,689 SF offers five more offices, a boardroom, open office space, and another washroom. With ample paved parking, concrete sidewalks, and a covered deck, this building offers a welcoming, functional environment for a range of commercial users. The site boasts strong curb appeal and excellent access off of Resources Road. With professional finishes throughout, this is a turn-key space in one of the city's most desirable business developments. Call your Commercial Realtor&reg; today for further information or to arrange a private showing.