

\$2,100,000 - 116, 8805 Resources Road, Grande Prairie

MLS® #A2243559

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.41 Acres

Railtown., Grande Prairie, Alberta

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® today for further information or to arrange a private showing.

Built in 2018

Essential Information

MLS® #	A2243559
Price	\$2,100,000
Bathrooms	0.00



Acres	0.41
Year Built	2018
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	116, 8805 Resources Road
Subdivision	Railtown.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 3A6

Exterior

Construction	Wood Frame
--------------	------------

Additional Information

Date Listed	July 28th, 2025
Days on Market	12
Zoning	CA

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.