

\$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
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Additional Information

Date Listed	July 28th, 2025
Days on Market	4
Zoning	CA

Listing Details

Listing Office	RE/MAX Grande Prairie
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