

\$24 - 8805 Resources Road, Grande Prairie

MLS® #A2207536

\$24

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Railtown., Grande Prairie, Alberta

AMAZING SUBLEASE OPPORTUNITY IN THE RAILTOWN AREA. DIRECT FRONTAGE TO RESOURCES ROAD WITH HUGE VISIBILITY & TRAFFIC COUNTS. THIS 2100SQ.FT. SPACE OFFERS ULTRA MODERN FINISHES WITH LARGE SHOWROOM SPACE, ONE OFFICE PLUS WAREHOUSE/STORAGE AREA WITH OVERHEAD DOOR. THE PERFECT COMBINATION OF SPACE WITH GREAT FLEXIBILITY TO USE AS IS OR ADJUST TO FIT YOUR BUSINESSES NEEDS. HIGH CEILINGS, LARGE WINDOWS, COMMERCIAL GRADE FINISHES AS FAR AS FLOORING + FIXTURES. THIS SPACE CAN FIT THE NEEDS OF RETAIL, PERSONAL SERVICES(ie. SALON, MASSAGE, WELLNESS), OFFICE, MEDICAL, DENTAL, PROFESSIONAL SERVICES & MUCH MORE. WELL PRICED FOR THE AREA WITH CURRENT LEASE RUNNING UNTIL FEBRUARY 2026 AND OPTIONS TO EXTEND THE LEASE TERM TO FIT YOU NEEDS. BASE RENT: \$4200/MTH + COMMON AREA(\$9.00): \$1575/MTH= TOTAL MONTHLY COST: \$5775/MTH+GST. CALL A COMMERCIAL REALTOR TODAY TO ARRANGE A SHOWING OR ACQUIRE ADDITIONAL INFORMATION. THE CURRENT TENANT IS LOOKING TO RE-LOCATE AND BUSINESS IS ON-GOING, MUST HAVE AN APPOINTMENT TO VIEW.

Built in 2019



Essential Information

MLS® #	A2207536
Price	\$24
Bathrooms	0.00
Acres	0.00
Year Built	2019
Type	Commercial
Sub-Type	Industrial
Status	Active

Community Information

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

Additional Information

Date Listed	April 9th, 2025
Days on Market	13

Listing Details

Listing Office	RE/MAX Grande Prairie
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