

**8805 Resources Road  
Grande Prairie, Alberta**

**MLS # A2207536**



**\$24 per sq.ft.**

**Division:** Raitown

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,100 sq.ft.

**Zoning:** -

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

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.