

# \$28 - 8406 Resources Road, Grande Prairie

MLS® #A1141858

**\$28**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

NONE, Grande Prairie, Alberta

This space is well situated on the corner of Resources Road and 84th avenue next to an extremely busy Starbucks location that is in close proximity to a number of schools and a large residential area. This is a high traffic location which has great exposure and offers both building and pylon signage. This location is sure to get your business noticed. Call your Commercial Realtor® today to book a viewing. (Base Rent: \$28 PSF = \$3,063.67 per month, Additional Rent: \$17.05 PSF = \$1,865.55 per month - Total Monthly obligation: \$4,929.22 plus GST.

Built in 2017

## Essential Information

MLS® #	A1141858
Price	\$28
Bathrooms	0.00
Acres	0.00
Year Built	2017
Type	Commercial
Sub-Type	Retail
Status	Active

## Community Information

Address	8406 Resources Road
Subdivision	NONE
City	Grande Prairie
County	Grande Prairie



Province	Alberta
Postal Code	T8V 6S4

### **Amenities**

Utilities	Electricity Available, Natural Gas Available, Fiber Optics Available
Parking	Driveway

### **Exterior**

Lot Description	Near Shopping Center, Near Public Transit
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### **Additional Information**

Date Listed	September 2nd, 2021
Days on Market	1405
Zoning	CA

### **Listing Details**

Listing Office	RE/MAX Grande Prairie
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