\$309,900 - 104, 9505 Resources Road, Grande Prairie

MLS® #A2188551

\$309,900

0 Bedroom, 0.00 Bathroom, Commercial on 0.07 Acres

Resources Industrial Park., Grande Prairie, Alberta

Discover a prime 1,380 sqft retail, office, or professional space in the highly sought-after Tuscan Square, located in the vibrant North end of Railtown. This high-visibility location faces Resources Road, offering exceptional exposure for your business. With accessible parking directly outside your front door and a prominent pylon sign along Resources Road, your business will be seen by a steady flow of traffic.

Inside, the space is thoughtfully designed with a spacious reception area or open work area, perfect for welcoming clients or creating a collaborative workspace. The layout also includes a private office, a well-equipped kitchen, a large storage area, and two washrooms, including an accessible washroom for added convenience.

Ample free customer parking is available, with direct access to the unit, ensuring a hassle-free experience for both clients and employees. This versatile space is ideal for retail, office, or professional use and is ready for your business to thrive. Pictures were of vacant space before current tenant. Tenant in place until March 31. 2027.







Built in 2007

Essential Information

MLS® # A2188551 Price \$309,900

Bathrooms 0.00 Acres 0.07 Year Built 2007

Type Commercial

Sub-Type Retail Status Active

Community Information

Address 104, 9505 Resources Road

Subdivision Resources Industrial Park.

City Grande Prairie
County Grande Prairie

Province Alberta
Postal Code T8V 8C2

Amenities

Utilities Electricity Connected, Natural Gas Connected, Water Connected

Parking Spaces 10

Interior

Interior Features Open Floorplan, Suspended Ceiling

Heating Forced Air, Natural Gas

Cooling None

Exterior

Roof Clay Tile
Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed January 17th, 2025

Days on Market 291 Zoning CA

Listing Details

Listing Office Century 21 Grande Prairie Realty Inc.

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