

# \$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	200
Zoning	CA

### Listing Details

Listing Office	Century 21 Grande Prairie Realty Inc.
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