

# \$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 Raitown. 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. Also available for lease, see MLS A2188579.

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 | 109                |
| Zoning         | CA                 |

### Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Century 21 Grande Prairie Realty Inc. |
|----------------|---------------------------------------|

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