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104, 9505 RESOURCES ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Grande Prairie, Alberta



Listing ID:
27368


MLS ID:
A2188551

\$309,900



 **KAREN MCGRISKIN**
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104, 9505 Resources Road , Grande Prairie , Alberta T8V 8C2

Transaction Type For Sale	Title Fee Simple	Days On Market 164
Zoning CA	Subdivision Resources Industrial Park	Nearest Town Grande Prairie
Building Type Commercial Mix,Condo Complex,Office Building,Retail,Strip Mall	Year Built 2007	Structure Type Office
Property Type Commercial	Property Sub Type Retail	Legal Plan 0822732
Building Area (Sq. Ft.) 1372.00	Building Area (Sq. M.) 127.46	Lot Size (Sq. Ft.) 3196
Lot Size (Acres) 0.07	Construction Type Stucco	Roof Clay Tile
Foundation Poured Concrete	Cooling None	Heating Forced Air,Natural Gas
Commercial Amenities Kitchen,Lunchroom,Parking-Extra,Storage	Access to Property Accessible to Major Traffic Route,Front and Rear Drive access,Paved Road,Public Transportation Nearby,Visual Exposure	Inclusions Refrigerator, microwave, window blinds
Restrictions None Known	Reports Floor Plans	

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. Also available for lease, see MLS A2188579.

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