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105, 9505 RESOURCES ROAD FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
Grande Prairie, Alberta



Listing ID:
28992


MLS ID:
A2179478

\$459,900



 **HELEN HARDER**
 (780) 402-9201

 RE/MAX Grande Prairie
 780-538-4747

 105, 9505 Resources Road , Grande Prairie , Alberta T8V8C2

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| Transaction Type For Sale | Days On Market 287 | Zoning CA |
| Subdivision Resources Industrial Park | Building Type Commercial Mix,Condo Complex | Year Built 2007 |
| Structure Type Retail | Property Type Commercial | Property Sub Type Mixed Use |
| Legal Plan 0822732 | Building Area (Sq. Ft.) 1300.00 | Building Area (Sq. M.) 120.77 |
| Roof Clay Tile,Flat,Mixed,Tar/Gravel | Cooling Central Air | Heating Forced Air,Natural Gas |
| Inclusions call listing agent | Restrictions None Known | Reports Floor Plans |

Discover a rare opportunity on Resource Road—a thriving spa business paired with a versatile commercial property, both ready to welcome their next chapter. This 1,300 sq. ft. space blends charm and functionality, with tall ceilings, exposed ductwork, and tiled floors throughout. The reception area is a standout, offering a stone feature wall with an electric fireplace, elegant chandelier, and product shelving that creates a warm and professional first impression. Multiple flexible rooms make this property perfect for wellness centres, boutique clinics, creative workspaces, specialty retail shops, or continuing the spa's legacy. With recent property updates, including a new hot water tank, washer and dryer, and electrical panel with surge protection (all installed in 2022), as well as its own heating and cooling systems, the property is move in ready. Ample parking, ample customer parking and 2 additional stalls at the back, for staff adds to the convenience. Important: Please respect the business's operations, do not visit the property during operating hours for purchase inquiries. Contact a commercial listing REALTOR® for ALL questions or to schedule a private viewing. Don't miss your chance to own a space and business with so much room to grow. Call your REALTOR® today to take the first step toward your vision!

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