

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

105, 9505 RESOURCES ROAD FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Grande Prairie, Alberta

Listing ID:
28992

MLS ID:
A2179478

\$359,000



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

 RE/MAX Grande Prairie
 780-538-4747


105, 9505 Resources Road , Grande Prairie , Alberta T8V8C2

Transaction Type For Sale	Days On Market 521	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 NA	Restrictions None Known	Reports Floor Plans

Set along busy Resources Road, this commercial building offers both visibility and practicality for your next investment. With 1,300 sq ft of space, the layout includes a reception and waiting area, multiple rooms that can serve as offices or treatment rooms, and a bathroom. The building is currently leased to a spa and wellness business, with a one-year lease in place until 2026. That means income is already secured while you decide how this property fits into your long-term plans. The structure itself is solid, with concrete walls and a clay tile roof, its own furnace and air conditioning, and recent updates that include a new hot water tank (2022), washer and dryer (2022), and an upgraded electrical panel with surge protection (2022). For a future landlord or owner operator, those updates help reduce costs and provide peace of mind. Parking is often a hassle with commercial properties, but here you'll find multiple stalls out front along with two dedicated stalls at the back. That combination of visibility, accessibility, and parking makes this space flexible for a range of businesses or future tenants. It's positioned just off the main street, giving the property strong exposure to passing traffic while still being easy to access. Whether you're looking to expand your investment portfolio, secure a property with rental income already in place, or establish your own business down the road, this building offers both stability and potential! Call your REALTOR® today to book a showing.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.