

**104, 9505 Resources Road  
Grande Prairie, Alberta**

**MLS # A2188551**



**\$309,900**

|                    |  |                       |   |
|--------------------|--|-----------------------|---|
| <b>Division:</b>   | Resources Industrial Park              | <b>Addl. Cost:</b>    | -   |
| <b>Type:</b>       | Retail                                 | <b>Based on Year:</b> | -   |
| <b>Bus. Type:</b>  | -                                      | <b>Utilities:</b>     | Electricity Connected, Natural Gas Connected, Water Connected |
| <b>Sale/Lease:</b> | For Sale                               | <b>Parking:</b>       | -   |
| <b>Bldg. Name:</b> | Tuscan Square                          | <b>Lot Size:</b>      | 0.07 Acre   |
| <b>Bus. Name:</b>  | -                                      | <b>Lot Feat:</b>      | -   |
| <b>Size:</b>       | 1,380 sq.ft.                           |                       |   |
| <b>Zoning:</b>     | CA                                     |                       |   |
| <b>Heating:</b>    | Forced Air, Natural Gas                |                       |   |
| <b>Floors:</b>     | Carpet, Tile                           |                       |   |
| <b>Roof:</b>       | Clay Tile                              |                       |   |
| <b>Exterior:</b>   | Stucco                                 |                       |   |
| <b>Water:</b>      | -                                      |                       |   |
| <b>Sewer:</b>      | -                                      |                       |   |
| <b>Inclusions:</b> | Refrigerator, microwave, window blinds |                       |   |

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.