

**105, 9505 Resources Road
Grande Prairie, Alberta**

MLS # A2179478



\$359,000

Division:	Resources Industrial Park
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Tuscan Square
Bus. Name:	-
Size:	1,300 sq.ft.
Zoning:	CA
Addl. Cost:	-
Based on Year:	-
Utilities:	-
Parking:	-
Lot Size:	-
Lot Feat:	-

Heating:	Forced Air, Natural Gas
Floors:	-
Roof:	Clay Tile, Flat, Mixed, Tar/Gravel
Exterior:	-
Water:	-
Sewer:	-
Inclusions:	NA

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.