

\$359,000 - 105, 9505 Resources Road, Grande Prairie

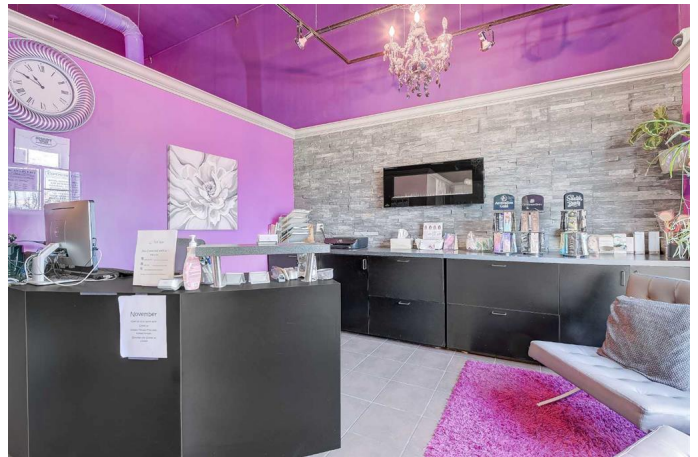
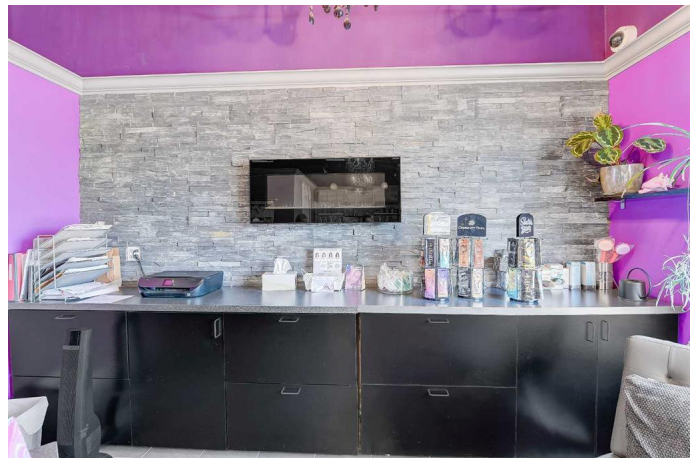
MLS® #A2179478

\$359,000

0 Bedroom, 0.00 Bathroom,
Commercial on 0.00 Acres

Resources Industrial Park., Grande Prairie,
Alberta

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.

Built in 2007

Essential Information

MLS® #	A2179478
Price	\$359,000
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	105, 9505 Resources Road
Subdivision	Resources Industrial Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8C2

Amenities

Parking Spaces	2
----------------	---

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air

Exterior

Roof	Clay Tile, Flat, Mixed, Tar/Gravel
------	------------------------------------

Additional Information

Date Listed	November 18th, 2024
Days on Market	313
Zoning	CA

Listing Details

Listing Office	RE/MAX Grande Prairie
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.