

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

MLS® #A2179478

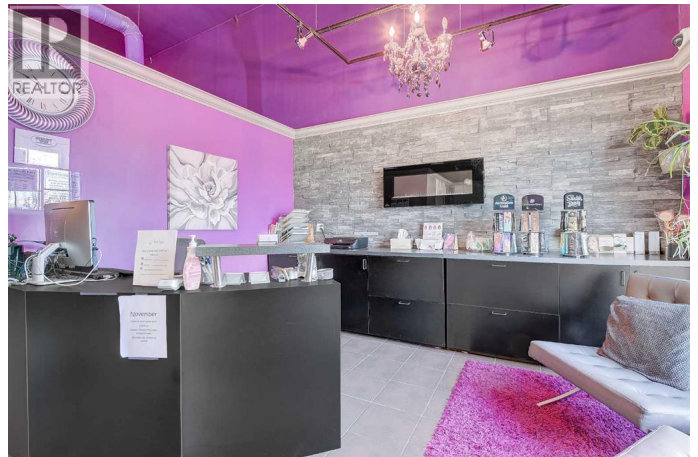
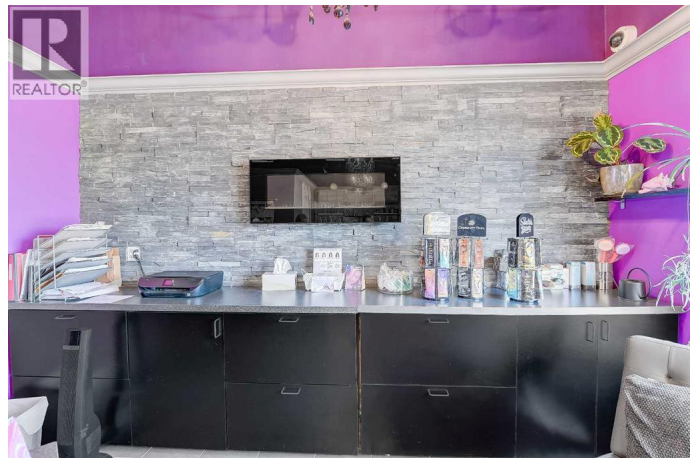
\$359,000

0 Bedroom, 0.00 Bathroom, 1,300 sqft

Other 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.
(id:6289)

Built in 2007

Essential Information

Listing #	A2179478
Price	\$359,000
Bathrooms	0.00
Square Footage	1,300
Acres	0.00
Year Built	2007
Type	Other
Sub-Type	Condominium/Strata

Community Information

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

Amenities

Parking Spaces	2
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Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning

Listing Details

Listing Office	RE/MAX Grande Prairie
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