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

MLS® #A2179478

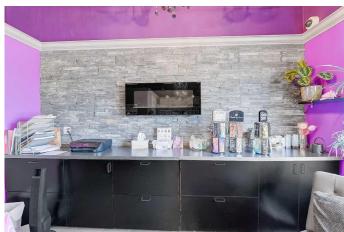
\$359,000

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'II 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 346 Zoning CA

Listing Details

Listing Office RE/MAX Grande Prairie

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