

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

MLS # A2108691



\$309,900

Division:	Resources Industrial Park
Type:	Office
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Tuscan Square
Bus. Name:	-
Size:	1,372 sq.ft.
Zoning:	CA

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	Carpet, Tile	Based on Year:	-
Roof:	Clay Tile	Utilities:	Electricity Connected, Natural Gas Connected, Water Connected
Exterior:	Stucco	Parking:	-
Water:	-	Lot Size:	0.07 Acre
Sewer:	-	Lot Feat:	-
Inclusions:	Refrigerator, microwave, window blinds.		

This main floor 1,380 sqft office/retail space in Tuscan Square is located in the North end of Railtown, and faces Resources Road. This is a high visibility corridor, has accessible parking right outside the front door and a pylon sign on Resources Road to market your business. Inside this condo there is a large reception area/open work area, a private office, kitchen, large storage area and 2 washrooms with one being an accessible washroom. Customer parking is free with direct access to the unit.