

**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.