

104, 9505 Resources Road  
Grande Prairie, Alberta

MLS # A2108691



## \$309,900

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

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