



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

104, 9505 Resources Road  
Grande Prairie, Alberta

MLS # A2108691



**\$321,900**

**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

**Floors:** Carpet, Tile

**Roof:** Clay Tile

**Exterior:** Stucco

**Water:** -

**Sewer:** -

**Inclusions:** Refrigerator, microwave, window blinds.

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** Electricity Connected, Natural Gas Connected, Water Connected

**Parking:** -

**Lot Size:** 0.07 Acre

**Lot Feat:** -

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.