



104, 9505 Resources Road
Grande Prairie, Alberta

MLS # A2188579



\$1,610 per month

Division:	Resources Industrial Park
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Lease
Bldg. Name:	Tuscan Square
Bus. Name:	-
Size:	1,380 sq.ft.
Zoning:	CA

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	Carpet, Tile	Based on Year:	-
Roof:	Flat	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 fantastic main floor space in Tuscan Square offers 1,380 square feet of versatile area, perfect for retail, office, or professional use. With disabled parking right outside the front door, accessibility is made easy for both employees and customers. The space features a welcoming reception area, a large open work area that can comfortably accommodate multiple workstations, and a private office for added privacy. The layout also includes a functional kitchen, a spacious storage room, and two separate washrooms, one of which is handicap accessible. Conveniently located just off Resources Road, this property offers great visibility and easy access for both clients and staff. Ample customer parking is available, ensuring a smooth experience for all visitors. Base rent is \$1,610/month + triple net estimated \$1,367.18 (2024 rates) for a total of \$2,977.18 (approx) plus utilities and GST. This is an excellent opportunity for businesses looking for a flexible and well-positioned space. Available to purchase, see MLS A2188551.