

# \$459,900 - 105, 9505 Resources Road, Grande Prairie

MLS® #A2179478

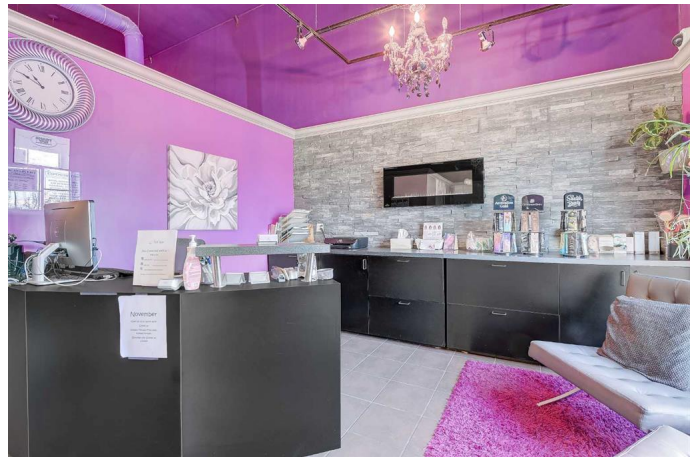
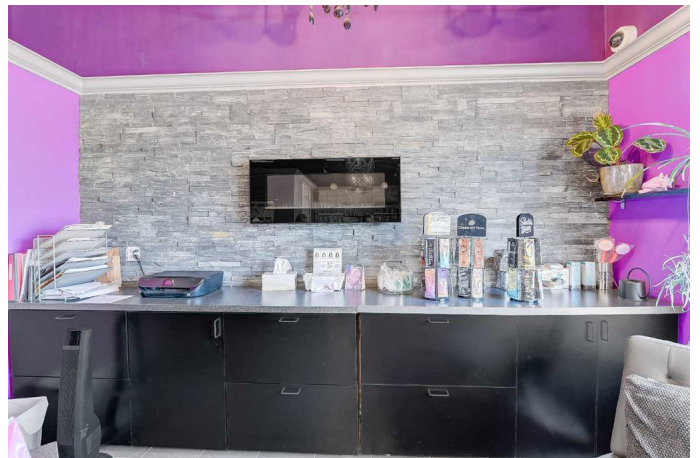
**\$459,900**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Resources Industrial Park., Grande Prairie,  
Alberta

Discover a rare opportunity on Resource Road—a thriving spa business paired with a versatile commercial property, both ready to welcome their next chapter. This 1,300 sq. ft. space blends charm and functionality, with tall ceilings, exposed ductwork, and tiled floors throughout. The reception area is a standout, offering a stone feature wall with an electric fireplace, elegant chandelier, and product shelving that creates a warm and professional first impression. Multiple flexible rooms make this property perfect for wellness centres, boutique clinics, creative workspaces, specialty retail shops, or continuing the spa's legacy. With recent property updates, including a new hot water tank, washer and dryer, and electrical panel with surge protection (all installed in 2022), as well as its own heating and cooling systems, the property is move in ready. Ample parking, ample customer parking and 2 additional stalls at the back, for staff adds to the convenience. Important: Please respect the business's operations, do not visit the property during operating hours for purchase inquiries. Contact a commercial listing REALTOR® for ALL questions or to schedule a private viewing. Don't miss your chance to own a space and business with so much room to grow. Call your REALTOR® today to take the first step toward your vision!

Built in 2007



## Essential Information

MLS® #	A2179478
Price	\$459,900
Bathrooms	0.00
Acres	0.00
Year Built	2007
Type	Commercial
Sub-Type	Mixed Use
Status	Active

## Community Information

Address	105, 9505 Resources Road
Subdivision	Resources Industrial Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V8C2

## Amenities

Parking Spaces	2
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## Interior

Heating	Natural Gas, Forced Air
Cooling	Central Air

## Exterior

Roof	Clay Tile, Flat, Mixed, Tar/Gravel
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## Additional Information

Date Listed	November 18th, 2024
Days on Market	276
Zoning	CA

## Listing Details

Listing Office	RE/MAX Grande Prairie
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