



DJ Golden
REAL ESTATE

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**105, 9505 Resources Road
Grande Prairie, Alberta**

MLS # A2179478



\$459,900

Division: Resources Industrial Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: Tuscan Square

Bus. Name: -

Size: 1,300 sq.ft.

Zoning: CA

Heating: Forced Air, Natural Gas

Floors: -

Roof: Clay Tile, Flat, Mixed, Tar/Gravel

Exterior: -

Water: -

Sewer: -

Inclusions: call listing agent

Addl. Cost: -

Based on Year: -

Utilities: -

Parking: -

Lot Size: -

Lot Feat: -

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. The spa business, established 16 years ago, has a loyal client base and a reputation for excellence. It presents an incredible opportunity for growth with a fresh perspective and new strategies to expand its reach. Fully equipped with premium wellness machinery including a HydroMassage bed, Mystic HD-Sunless Tanning system, HydroDermaFusion steam sauna, Lumiere facial machine, oxygen therapy equipment, Cloud 9 meditative service system, Far InfraRed sauna, UMO hand spa, UV therapy tanning (two laydown beds, one stand-up bed), and the Velocity HP 1000 high-pressure tanning bed — it's truly turnkey. The owner is ready to move on to their next chapter, creating the perfect chance for someone to step in and breathe new life into the business or reimagine the space entirely. 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. Whether you're looking to purchase just the building, just the business, or both as a package, this

offering is brimming with potential. Important: Please respect the business's operations, do not visit the business 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!