

\$10 - 403, 404, 9728 101 Avenue, Grande Prairie

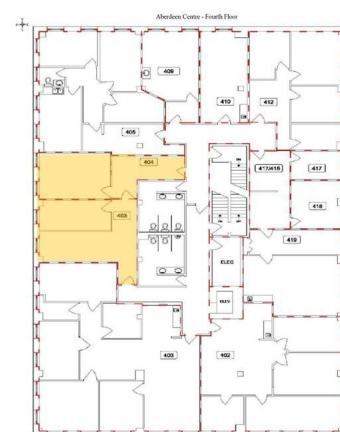
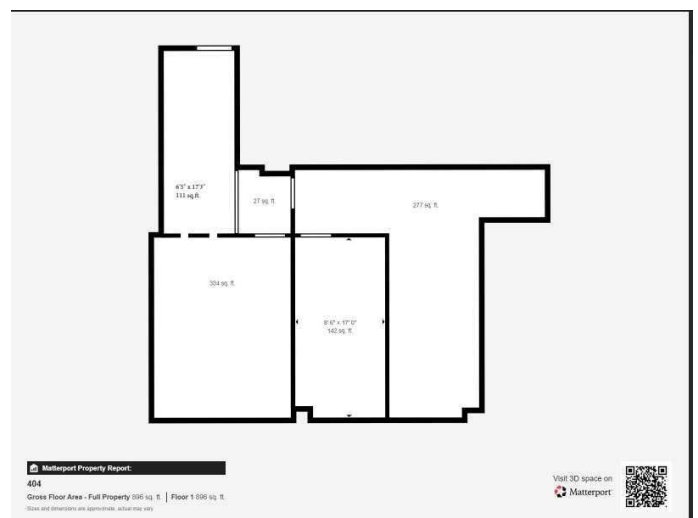
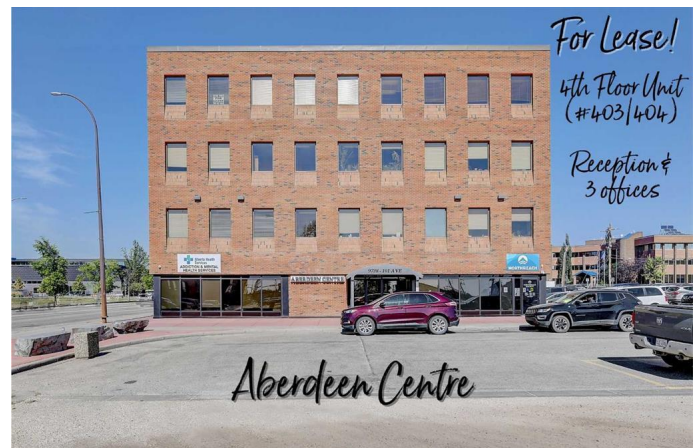
MLS® #A2264536

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 1.45 Acres

Central Business District., Grande Prairie,
Alberta

Immediate Possession Available – Professional Office Space at the Aberdeen Centre. Located in one of Grande Prairie’s most recognized commercial buildings and perfectly positioned along Resources Road, a major arterial route through the City, this location ensures excellent visibility, easy access, and exceptional convenience for both clients and staff. This 831 sq ft professional office suite offers a bright, functional, and versatile layout. The space (Units 403, 404) features a welcoming RECEPTION AREA AND THREE PRIVATE OFFICES with two access doors, making it an ideal fit for a variety of professional, administrative, or service-based businesses. The floor plan is thoughtfully designed to allow smooth flow between spaces while maintaining privacy for meetings, consultations, or focused work. Tenants enjoy access to two professionally maintained washrooms on the floor and the added benefit of shared access to a 4th floor boardroom (by appointment), perfect for presentations, team meetings, or collaborative sessions. The air-conditioned building is wheelchair accessible, equipped with elevator service, a main floor security booth, and offers paved parking directly adjacent for maximum convenience. The Aberdeen Centre offers a polished, professional setting designed to support productivity and create a welcoming experience for clients and staff alike. Its combination of visibility, accessibility, and



amenities makes it an excellent choice for businesses seeking a premium commercial location. Known for its clean, professional environment and central location, Aberdeen Centre provides a strong foundation for growing or established businesses. BASIC RENT = \$10 per sq. ft. + GST for a 5-year term, or \$12 per sq. ft. + GST for a 3-year term. ADDITIONAL RENT = \$14 per sq. ft. + GST (Utilities included). Contact your Commercial REALTOR® today to arrange a private tour. CLICK MULTIMEDIA FOR FULL 3D TOUR! Note: Square footage measurements used for lease purposes have been calculated according to actual measurements using BOMA Standards. 3D Tour measurements are not based on standardized calculations

Built in 1978

Essential Information

MLS® #	A2264536
Price	\$10
Bathrooms	0.00
Acres	1.45
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	403, 404, 9728 101 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5B6

Interior

Heating	Baseboard, Hot Water
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Cooling Central Air

Exterior

Lot Description Near Public Transit, Paved, Street Lighting

Additional Information

Date Listed October 16th, 2025

Days on Market 19

Zoning CC

Listing Details

Listing Office Grassroots Realty Group Ltd.

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