

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

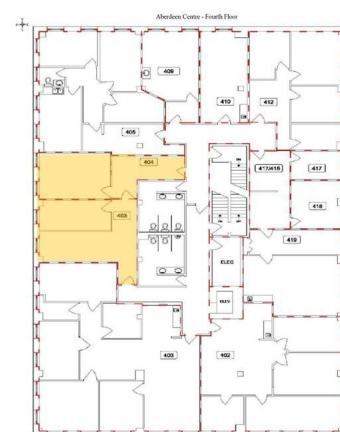
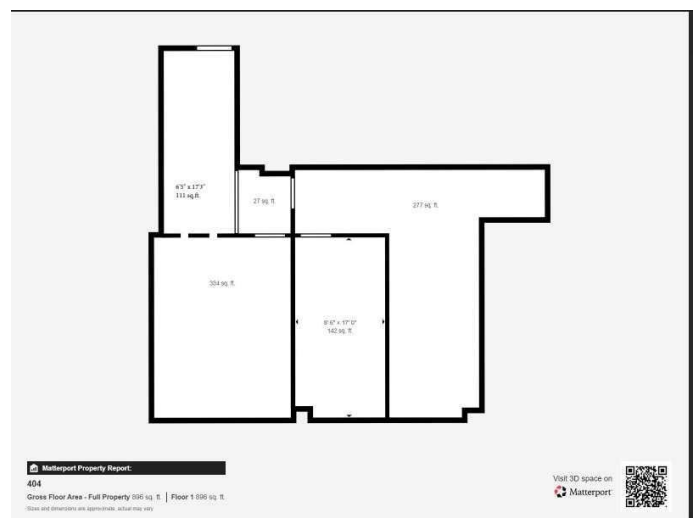
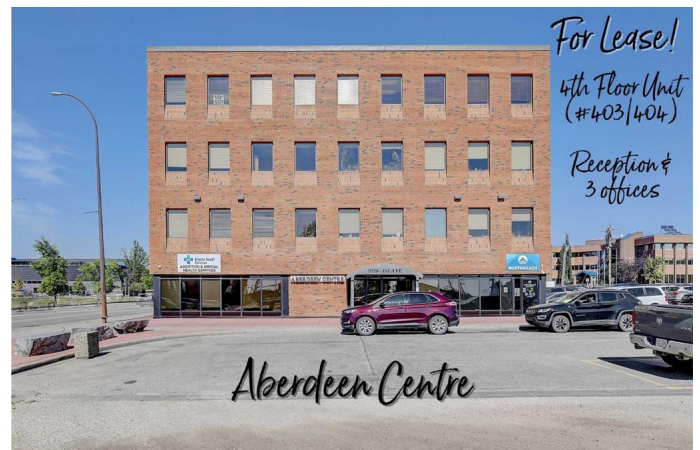
MLS® #A2264536

\$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 14

Zoning CC

Listing Details

Listing Office Grassroots Realty Group Ltd.

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