

\$1,800 - 403, 404, 9728 101 Avenue, Grande Prairie

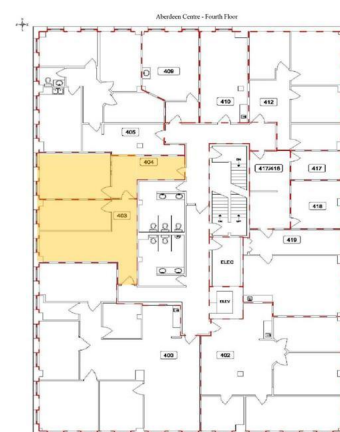
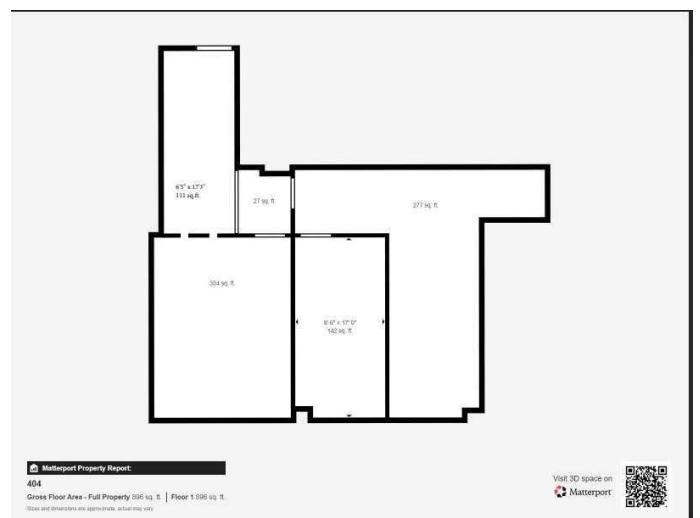
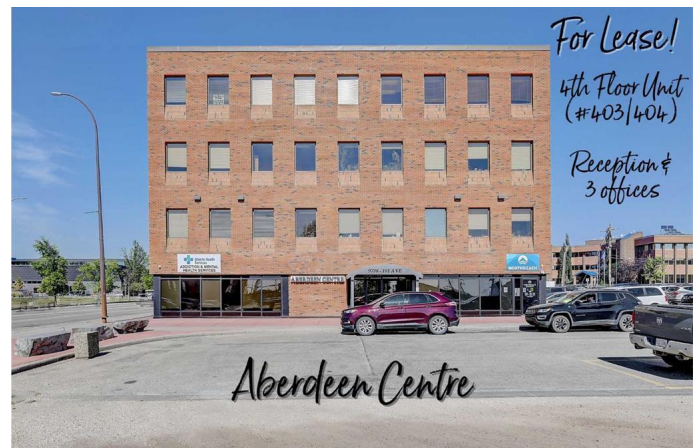
MLS® #A2264536

\$1,800

0 Bedroom, 0.00 Bathroom,
Commercial on 1.45 Acres

Central Business District., Grande Prairie,
Alberta

Immediate Possession Available â€“
\$1800/MONTH + GST (Utilities included) for a
831 sq ft professional office space in
Aberdeen Centre, one of Grande Prairieâ€™s
most recognized commercial buildings.
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 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. 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	\$1,800
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
Cooling	Central Air

Exterior

Lot Description Near Public Transit, Paved, Street Lighting

Additional Information

Date Listed October 16th, 2025
Days on Market 22
Zoning CC

Listing Details

Listing Office Grassroots Realty Group Ltd.

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