

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

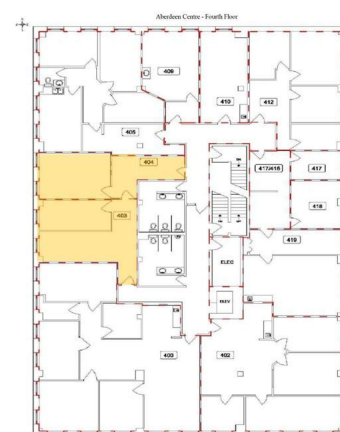
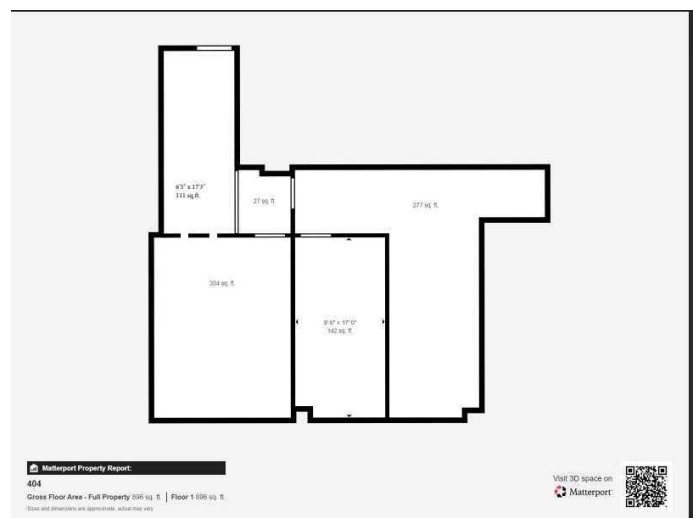
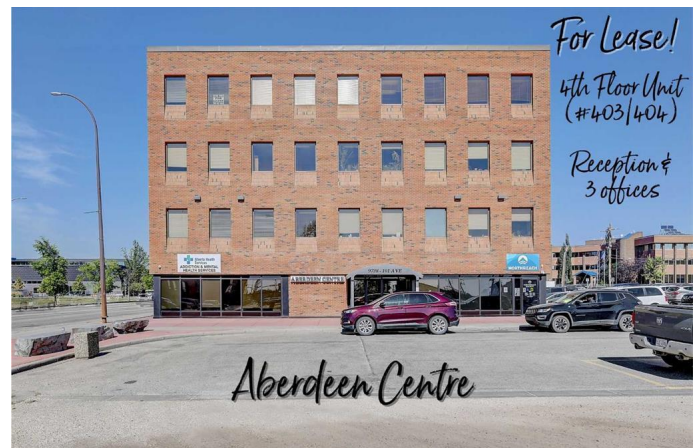
MLS® #A2264536

**\$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      Paved, Street Lighting, Near Public Transit

**Additional Information**

Date Listed              October 16th, 2025  
Days on Market        34  
Zoning                    CC

**Listing Details**

Listing Office            Grassroots Realty Group Ltd.

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