

\$2,240 - 417, 418, 419, 9728 101 Avenue, Grande Prairie

MLS® #A2264540

\$2,240

0 Bedroom, 0.00 Bathroom,
Commercial on 1.45 Acres

Central Business District., Grande Prairie,
Alberta

Immediate Possession Available

â€“\$2240/MONTH + GST (Utilities included)

for a 1034 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 417,418,419) features a welcoming
RECEPTION AREA and 5 PRIVATE OFFICES
including one extra-large office perfectly suited

for multiple workstations or a group setting,
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

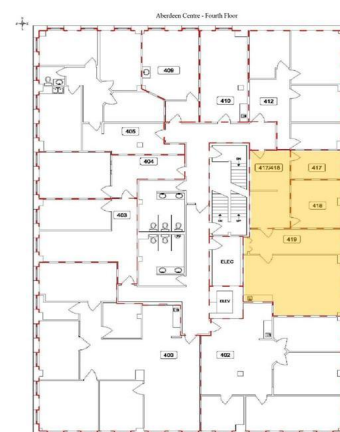
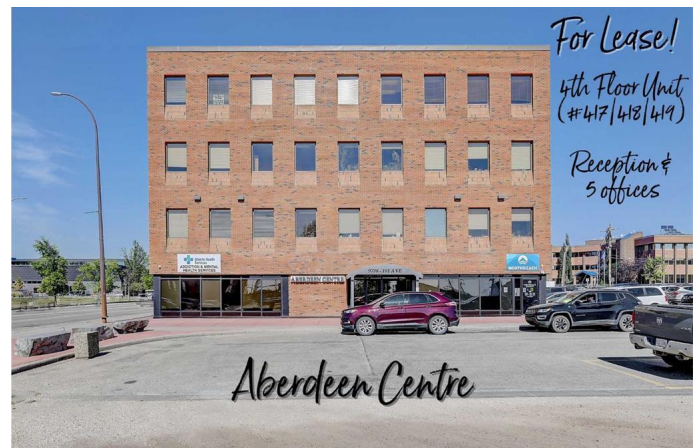
spaces while maintaining privacy for meetings,
consultations, or focused work. Tenants enjoy
access to two professionally maintained

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® #	A2264540
Price	\$2,240
Bathrooms	0.00
Acres	1.45
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	417, 418, 419, 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 34
Zoning CC

Listing Details

Listing Office Grassroots Realty Group Ltd.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.