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412, 9728 101 AVENUE FOR LEASE



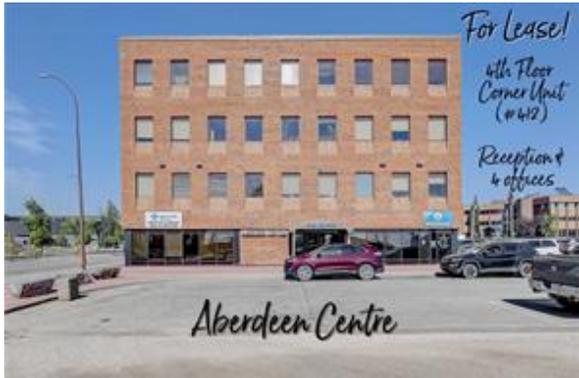
Commercial Real Estate > Commercial Property for Lease

Location
Grande Prairie, Alberta

Listing ID:
32526

MLS ID:
A2264456

\$1,495



 **MORGAN MACLEAN**
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 412, 9728 101 Avenue , Grande Prairie , Alberta T8V 5B6

Transaction Type For Lease	Title Fee Simple	Days On Market 147
Lease Amount 1495.00	Lease Frequency Monthly	Zoning CC
Subdivision Central Business District	Building Type Office Building	Year Built 1978
Structure Type Low Rise (2-4 stories)	Property Type Commercial	Property Sub Type Office
Legal Plan 1246CL	Building Area (Sq. Ft.) 690.00	Building Area (Sq. M.) 64.10
Lot Size (Sq. Ft.) 63058	Lot Size (Acres) 1.45	Cooling Central Air
Heating Baseboard,Hot Water	Lot Features Near Public Transit,Paved,Street Lighting	Access to Property Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Visual Exposure
Inclusions N/A	Restrictions Non-Smoking Building	Reports Floor Plans

Immediate Possession Available – \$1495/MONTH + GST (Utilities included) for a 690 sq ft professional office space in Aberdeen Centre, one of Grande Prairie’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 features a welcoming RECEPTION AREA AND FOUR PRIVATE OFFICES, 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.

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