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## 412, 9728 101 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

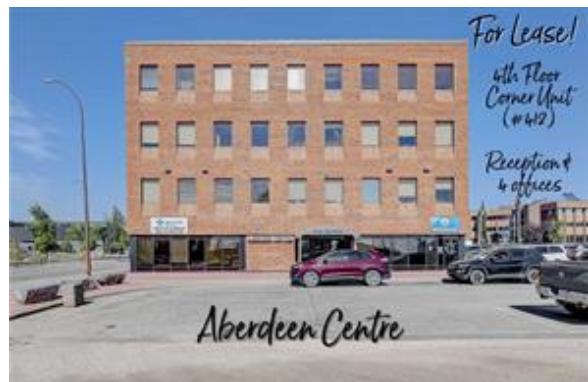


**Location**  
Grande Prairie, Alberta

**Listing ID:**  
32526

**MLS ID:**  
A2264456

**\$1,495**



 **MORGAN MACLEAN**  
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 Grassroots Realty Group Ltd.  
 1-833-477-6687

 412, 9728 101 Avenue , Grande Prairie , Alberta T8V 5B6

<b>Transaction Type</b>	<b>Title</b>	<b>Days On Market</b>
For Lease	Fee Simple	84
<b>Lease Amount</b>	<b>Lease Frequency</b>	<b>Zoning</b>
1495.00	Monthly	CC
<b>Subdivision</b>	<b>Building Type</b>	<b>Year Built</b>
Central Business District	Office Building	1978
<b>Structure Type</b>	<b>Property Type</b>	<b>Property Sub Type</b>
Low Rise (2-4 stories)	Commercial	Office
<b>Legal Plan</b>	<b>Building Area (Sq. Ft.)</b>	<b>Building Area (Sq. M.)</b>
1246CL	690.00	64.10
<b>Lot Size (Sq. Ft.)</b>	<b>Lot Size (Acres)</b>	<b>Cooling</b>
63058	1.45	Central Air
<b>Access to Property</b>		
<b>Heating</b>	<b>Lot Features</b>	Major Shopping Nearby,On Major Traffic
Baseboard,Hot Water	Near Public Transit,Paved,Street	Route,Paved Road,Public
	Lighting	Transportation Nearby,See
		Remarks,Visual Exposure
<b>Inclusions</b>	<b>Restrictions</b>	<b>Reports</b>
N/A	Non-Smoking Building	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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