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214, 9728 101 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



Location
Grando Prairio, Alberta

Listing ID:

MLS ID: A2267572

\$400

Grande Prairie, Alberta

32721

A MORGAN MACLEAN

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214, 9728 101 Avenue, Grande Prairie, Alberta T8V 5B6



Title **Transaction Type Days On Market**

For Lease Fee Simple

Lease Amount **Lease Frequency** Zoning 400.00 CC Monthly

Subdivision **Building Type** Year Built Central Business District Office Building 1978

Structure Type Property Type Property Sub Type

Low Rise (2-4 stories) Commercial Office

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)

1246CL 132.00 12.26

Lot Size (Sq. Ft.) Lot Size (Acres) Cooling

63058 1.45 Central Air

Access to Property

Lot Features Major Shopping Nearby, On Major Traffic Heating

Near Public Transit, Paved, Street Route, Paved Road, Public Baseboard, Hot Water Lighting Transportation Nearby, See Remarks, Visual Exposure

Inclusions Restrictions Reports N/A Non-Smoking Building Floor Plans

Immediate Possession Available - Only \$400/MONTH + GST (Utilities included) for a 132 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. The suite is bright and functional with a shared 2nd floor kitchenette conveniently located right next door, making it an ideal fit for a variety of professional, administrative, or service-based businesses. Tenants enjoy access to two professionally maintained washrooms on the same floor with the added benefit of shared access to a boardroom on the 4th floor (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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