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214, 9728 101 AVENUE FOR LEASE

Commercial Real Estate > Commercial Property for Lease

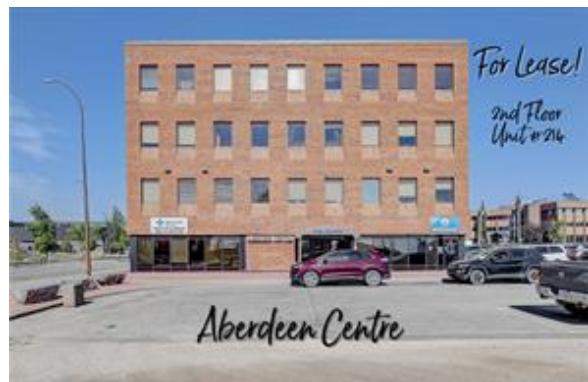


Location
Grande Prairie, Alberta

Listing ID:
32721

MLS ID:
A2267572

\$400



 **MORGAN MACLEAN**
 (780) 518-1567

 Grassroots Realty Group Ltd.
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 214, 9728 101 Avenue , Grande Prairie , Alberta T8V 5B6

Transaction Type	Title	Days On Market
For Lease	Fee Simple	64
Lease Amount	Lease Frequency	Zoning
400.00	Monthly	CC
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
Heating	Lot Features	Access to Property
Baseboard, Hot Water	Near Public Transit, Paved, Street Lighting	Major Shopping Nearby, On Major Traffic Route, Paved Road, Public 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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