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## **219, 9728 101 AVENUE FOR LEASE**

Commercial Real Estate > Commercial Property for Lease



**Location**Grande Prairie, Alberta

Listing ID: 32722

MLS ID: A2267580

\$400

Grande Praine, Alberta



A MORGAN MACLEAN

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219, 9728 101 Avenue, Grande Prairie, Alberta T8V 5B6



Transaction Type Title Days On Market

For Lease Fee Simple 1

Lease AmountLease FrequencyZoning400.00MonthlyCC

SubdivisionBuilding TypeYear BuiltCentral Business DistrictOffice Building1978

Structure TypeProperty TypeProperty Sub TypeLow Rise (2-4 stories)CommercialOffice

Legal Plan Building Area (Sq. Ft.) Building Area (Sq. M.)
1246CL 156.00 14.49

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

63058 1.45 Central Air

Access to Property

 Heating
 Lot Features
 Major Shopping Nearby, On Major Traffic

 Near Public Transit, Paved, Street
 Route, Paved Road, Public

Baseboard, Hot Water

Lighting

Transportation Nearby, See

Remarks, Visual Exposure

InclusionsRestrictionsReportsN/ANon-Smoking BuildingFloor Plans

Immediate Possession Available – Only \$400/MONTH + GST (Utilities included) for a 156 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 is bright and functional with a shared 2nd-floor kitchenette conveniently located just up the hall, 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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