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## 214, 9728 101 AVENUE FOR LEASE

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Commercial Real Estate > Commercial Property for Lease

**Location**  
Grande Prairie, Alberta

**Listing ID:**  
34588

**MLS ID:**  
A2296567

**\$400**



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

 Grassroots Realty Group Ltd.  
 1-833-477-6687

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

<b>Transaction Type</b> For Lease	<b>Title</b> Fee Simple	<b>Days On Market</b> 63
<b>Lease Amount</b> 400.00	<b>Lease Frequency</b> Monthly	<b>Zoning</b> CC
<b>Subdivision</b> Central Business District	<b>Building Type</b> Office Building	<b>Year Built</b> 1978
<b>Structure Type</b> Low Rise (2-4 stories)	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Office
<b>Legal Plan</b> 1246CL	<b>Building Area (Sq. Ft.)</b> 132.00	<b>Building Area (Sq. M.)</b> 12.26
<b>Lot Size (Sq. Ft.)</b> 63058	<b>Lot Size (Acres)</b> 1.45	<b>Cooling</b> Central Air
<b>Heating</b> Baseboard,Hot Water	<b>Lot Features</b> Near Public Transit,Paved,Street Lighting	<b>Commercial Amenities</b> Boardroom,Elevator Passenger,Kitchen,Lunchroom,Paved Yard,Yard Lights
<b>Access to Property</b> Major Shopping Nearby,On Major Traffic Route,Paved Road,Public Transportation Nearby,See Remarks,Visual Exposure	<b>Inclusions</b> N/A	<b>Restrictions</b> Non-Smoking Building
<b>Reports</b> 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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