

\$10 - 417, 418, 419, 9728 101 Avenue, Grande Prairie

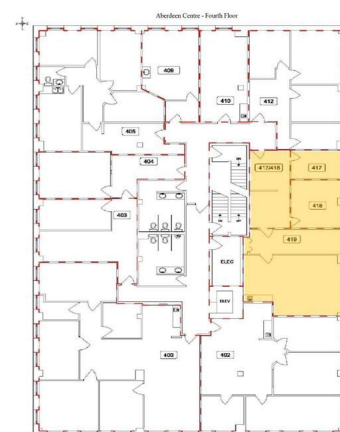
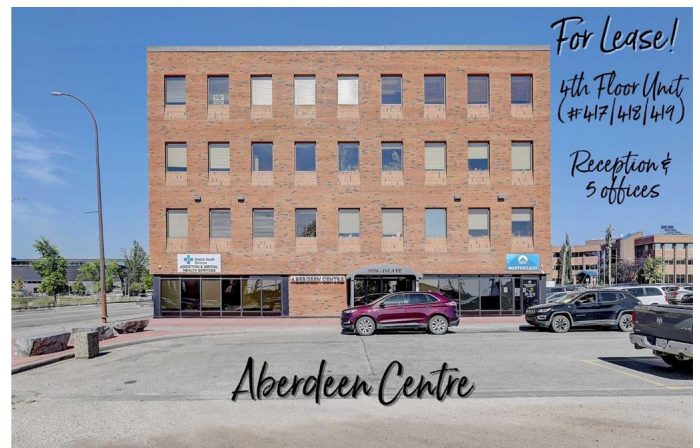
MLS® #A2264540

\$10

0 Bedroom, 0.00 Bathroom,
Commercial on 1.45 Acres

Central Business District., Grande Prairie,
Alberta

Immediate Possession Available –
Professional Office Space at the Aberdeen
Centre. Located in 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 1034 sq. ft. professional
office suite offers a bright, functional, and
versatile layout. The space (Units
417,418,419) features a welcoming
RECEPTION AREA and 5 PRIVATE OFFICES
including one extra-large office perfectly suited
for multiple workstations or a group setting,
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. BASIC RENT = \$10 per sq. ft. + GST for a 5-year term, or \$12 per sq. ft. + GST for a 3-year term. ADDITIONAL RENT = \$14 per sq. ft. + GST (Utilities included). 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.

Built in 1978

Essential Information

MLS® #	A2264540
Price	\$10
Bathrooms	0.00
Acres	1.45
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	417, 418, 419, 9728 101 Avenue
Subdivision	Central Business District.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 5B6

Interior

Heating	Baseboard, Hot Water
Cooling	Central Air

Exterior

Lot Description	Near Public Transit, Paved, Street Lighting
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Additional Information

Date Listed	October 16th, 2025
Days on Market	18
Zoning	CC

Listing Details

Listing Office	Grassroots Realty Group Ltd.
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