

# \$2,240 - 417, 418, 419, 9728 101 Avenue, Grande Prairie

MLS® #A2264540

**\$2,240**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.45 Acres

Central Business District., Grande Prairie,  
Alberta

Immediate Possession Available

â€“\$2240/MONTH + GST (Utilities included)

for a 1034 sq ft professional office space in

Aberdeen Centre, one of Grande Prairieâ€™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 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

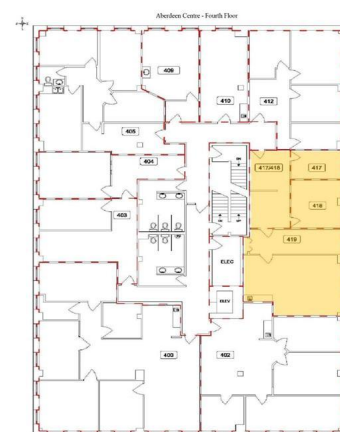
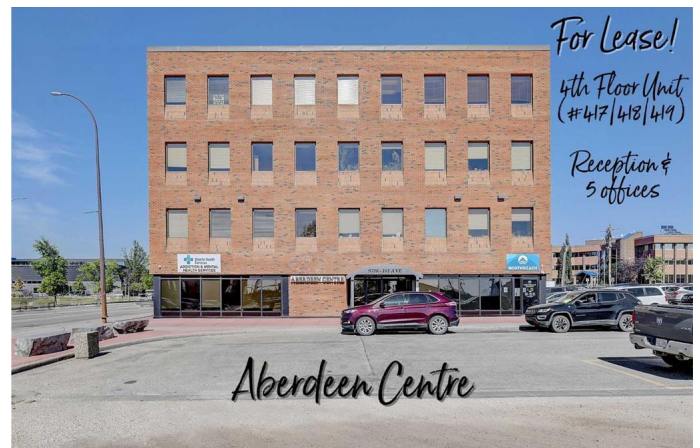
spaces while maintaining privacy for meetings,  
consultations, or focused work. Tenants enjoy  
access to two professionally maintained

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. 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      | \$2,240    |
| 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

**Additional Information**

Date Listed            October 16th, 2025  
Days on Market       23  
Zoning                  CC

**Listing Details**

Listing Office           Grassroots Realty Group Ltd.

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