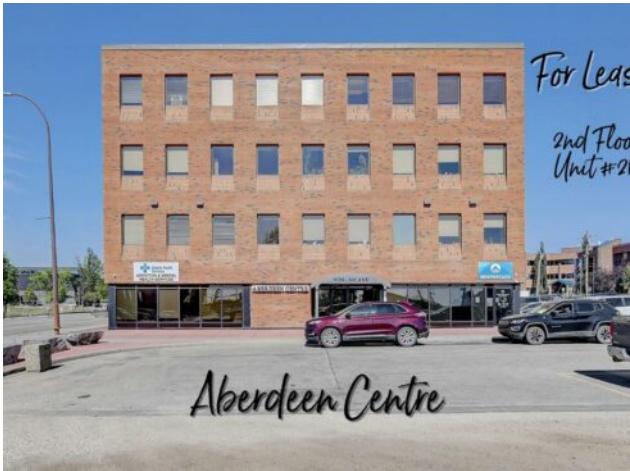


**219, 9728 101 Avenue
Grande Prairie, Alberta**

MLS # A2267580



\$400 per month

Division: Central Business District

Type: Office

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: Aberdeen Centre

Bus. Name: -

Size: 156 sq.ft.

Zoning: CC

Heating:	Baseboard, Hot Water	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	1.45 Acres
Sewer:	-	Lot Feat:	Near Public Transit, Paved, Street Lighting
Inclusions:	N/A		

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