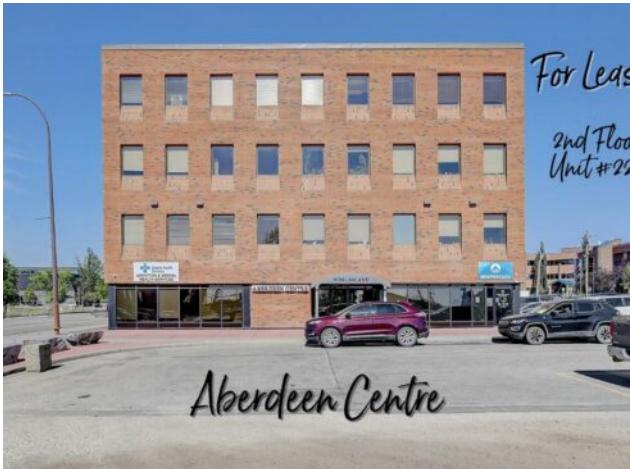


**220, 9728 101 Avenue  
Grande Prairie, Alberta**

**MLS # A2267581**



**\$600 per month**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Aberdeen Centre

**Bus. Name:** -

**Size:** 207 sq.ft.

**Zoning:** CC

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

Immediate Possession Available – \$600/MONTH + GST (Utilities included) for a 207 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