

\$10 - 412, 9728 101 Avenue, Grande Prairie

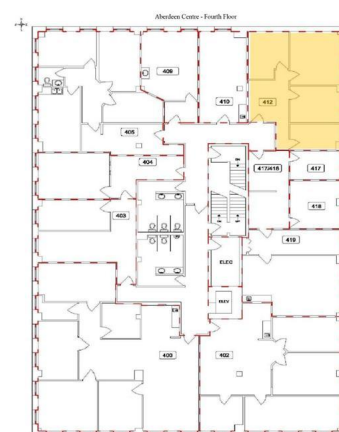
MLS® #A2264456

\$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, this
638 sq ft professional office suite offers a
bright, functional, and versatile layout.
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 features a
welcoming reception area and four private
offices, 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 have
the added benefit of shared access to a
boardroom on the same 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. Tenants enjoy access to two
professionally maintained washrooms on the
same floor. 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!](#)

Built in 1978

Essential Information

MLS® #	A2264456
Price	\$10
Bathrooms	0.00
Acres	1.45
Year Built	1978
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	412, 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	Paved, Street Lighting, Near Public Transit
-----------------	---

Additional Information

Date Listed	October 16th, 2025
Days on Market	1
Zoning	CC

Listing Details

Listing Office	Grassroots Realty Group Ltd.
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.