

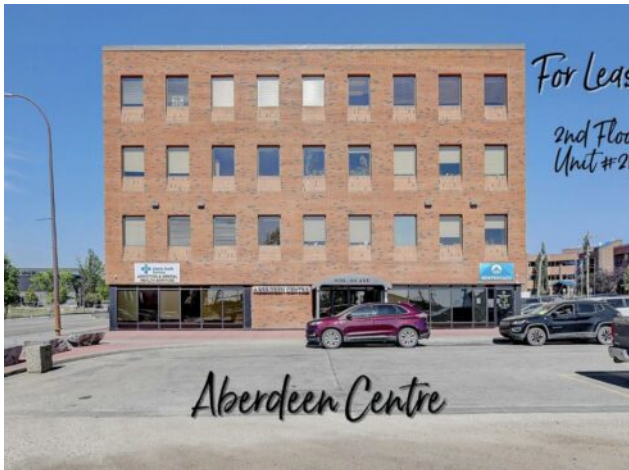


**GRASSROOTS**  
REALTY GROUP

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214, 9728 101 Avenue  
Grande Prairie, Alberta

MLS # A2267572



**\$400 per month**

**Division:** Central Business District

**Type:** Office

**Bus. Type:** -

**Sale/Lease:** For Lease

**Bldg. Name:** Aberdeen Centre

**Bus. Name:** -

**Size:** 132 sq.ft.

**Zoning:** CC

**Heating:** Baseboard, Hot Water

**Floors:** -

**Roof:** -

**Exterior:** -

**Water:** -

**Sewer:** -

**Inclusions:** N/A

**Addl. Cost:** -

**Based on Year:** -

**Utilities:** -

**Parking:** -

**Lot Size:** 1.45 Acres

**Lot Feat:** Near Public Transit, Paved, Street Lighting

Immediate Possession Available &ndash; Only \$400/MONTH + GST (Utilities included) for a 132 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. The suite is bright and functional with a shared 2nd floor kitchenette conveniently located right next door, 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&reg; 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

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