

# \$20 - 10629 West Side Drive, Grande Prairie

MLS® #A2194786

**\$20**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Westside Park., Grande Prairie, Alberta

Located in the heart of Grande Prairie's highly sought-after WestPark commercial district, this modern and versatile 15,980 sq. ft. space offers a prime leasing opportunity. This property is available for both sale and lease, featuring a fully approved design for a daycare facility. Surrounded by established residential areas, schools, and thriving businesses, its high-visibility location is ideal for various uses, including daycare services, educational facilities, and community-focused services. Previously home to Motion Fitness, the space is thoughtfully designed with multiple classrooms, administrative offices, kitchens, and washrooms, creating a seamless layout for childcare, learning centers, or wellness-oriented businesses. The property is already approved for daycare use, with the owner investing in sprinkler upgrades to meet all necessary daycare code requirements, ensuring a turnkey solution for operators looking to establish or expand their business. With ample on-site parking for staff and visitors, this property offers convenience, accessibility, and a prime location in one of Grande Prairie's most in-demand commercial hubs. Don't miss this rare opportunity to secure a high-quality space in a growing and dynamic community. Estimated NNN Charges \$7.80 per sq Ft

Built in 2005

## Essential Information



MLS® #	A2194786
Price	\$20
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

Address	10629 West Side Drive
Subdivision	Westside Park.
City	Grande Prairie
County	Grande Prairie
Province	Alberta
Postal Code	T8V 8E6

### Additional Information

Date Listed	February 14th, 2025
Days on Market	73
Zoning	IB

### Listing Details

Listing Office	eXp Realty
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