

# \$4,451,500 - 10629 West Side Drive, Grande Prairie

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MLS® #A2194794

**\$4,451,500**

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.

Built in 2005

## Essential Information



|            |             |
|------------|-------------|
| MLS® #     | A2194794    |
| Price      | \$4,451,500 |
| 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 | 120                 |
| Zoning         | IB                  |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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