

\$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



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

Community Information

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

Additional Information

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|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 191 |
| Zoning | IB |

Listing Details

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

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