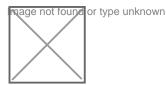


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

10629 WEST SIDE DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease



LocationGrande Prairie, Alberta

Listing ID: 29415

MLS ID: A2194786

\$19.50



△ KEVIN LAPP

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10629 West Side Drive, Grande Prairie, Alberta T8V 8E6

Transaction Type

For Lease

Days On Market

19.50

Lease Frequency

Monthly

Zoning

156

IB

Subdivision

Westside Park

Lease Amount

Building Type

Mixed Use, Retail, Sports and

Recreation, Walk-up

Year Built

2005

Structure Type

Mixed Use

Property Type

Commercial

Property Sub Type

Mixed Use

Legal Plan 074042

Building Area (Sq. Ft.)

15980.00

Building Area (Sq. M.)

1484.58

Inclusions

Everything in the building

Restrictions
None Known

Reports

Building Plans, Title

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

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