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## 10629 WEST SIDE DRIVE FOR LEASE

Commercial Real Estate > Commercial Property for Lease





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
29415


**MLS ID:**  
A2194786

**\$19.50**



 **KEVIN LAPP**  
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 403-887-1237

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

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|--|--|---|
| <b>Transaction Type</b><br>For Lease                                   | <b>Days On Market</b><br>156             | <b>Lease Amount</b><br>19.50                    |
| <b>Lease Frequency</b><br>Monthly                                      | <b>Zoning</b><br>IB                      | <b>Subdivision</b><br>Westside Park             |
| <b>Building Type</b><br>Mixed Use,Retail,Sports and Recreation,Walk-up | <b>Year Built</b><br>2005                | <b>Structure Type</b><br>Mixed Use              |
| <b>Property Type</b><br>Commercial                                     | <b>Property Sub Type</b><br>Mixed Use    | <b>Legal Plan</b><br>074042                     |
| <b>Building Area (Sq. Ft.)</b><br>15980.00                             | <b>Building Area (Sq. M.)</b><br>1484.58 | <b>Inclusions</b><br>Everything in the building |
| <b>Restrictions</b><br>None Known                                      | <b>Reports</b><br>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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