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## 10629 WEST SIDE DRIVE FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Grande Prairie, Alberta



**Listing ID:**  
29416


**MLS ID:**  
A2194794

**\$4,451,500**



 **KEVIN LAPP**  
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 eXp Realty  
 403-887-1237

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

**Transaction Type**

For Sale

**Days On Market**

197

**Zoning**

IB

**Subdivision**

Westside Park

**Year Built**

2005

**Structure Type**

Mixed Use

**Property Type**

Commercial

**Property Sub Type**

Mixed Use

**Legal Plan**

0740429

**Building Area (Sq. Ft.)**

15980.00

**Building Area (Sq. M.)**

1484.58

**Inclusions**

Everything currently in the buidling

**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.

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