

10629 West Side Drive  
Grande Prairie, Alberta

MLS # A2194786



## \$19 per sq.ft.

Division: Westside Park

Type: Mixed Use

Bus. Type: -

Sale/Lease: For Lease

Bldg. Name: -

Bus. Name: -

Size: 15,980 sq.ft.

Zoning: IB

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: Everything in the building

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