

# \$4,451,500 - 10629 West Side Drive, Grande Prairie

MLS® #A2194794

**\$4,451,500**

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.

Built in 2005

## Essential Information



MLS® #	A2194794
Price	\$4,451,500
Bathrooms	0.00
Acres	0.00
Year Built	2005
Type	Commercial
Sub-Type	Mixed Use
Status	Active

### Community Information

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

### Additional Information

Date Listed	February 14th, 2025
Days on Market	170
Zoning	IB

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.