



**GRASSROOTS**  
REALTY GROUP

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**10629 West Side Drive  
Grande Prairie, Alberta**

**MLS # A2194794**



**\$4,451,500**

**Division:** Westside Park

**Type:** Mixed Use

**Bus. Type:** -

**Sale/Lease:** For Sale

**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 currently in the buidling

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.