

10629 Westside Drive  
Grande Prairie, Alberta

MLS # GP200640



## \$2,950,000

**Division:** Grande Prairie  
**Type:** Mixed Use  
**Bus. Type:** Mixed,Retail ,Wholesale  
**Sale/Lease:** For Sale  
**Bldg. Name:** -  
**Bus. Name:** -  
**Size:** 16,080 sq.ft.  
**Zoning:** IB

**Heating:** -  
**Floors:** -  
**Roof:** -  
**Exterior:** -  
**Water:** -  
**Sewer:** -  
**Inclusions:** -

**Addl. Cost:** -  
**Based on Year:** -  
**Utilities:** -  
**Parking:** -  
**Lot Size:** -  
**Lot Feat:** -

Location, Location, Location, this high exposure property is located in Westside Park south of the Grande Prairie Regional College, TD bank, BMO, ATB and Podollan Inn & Spa just to name a few. Consisting of 10,856 sq ft on the main floor and an additional 5,244 sq ft of mezzanine situated on 1.39 acres with 56 parking stalls. Currently 0.75 acres of prime real estate is undeveloped at the back of the property. This is a must see for any potential business needing space and wanting room to grow. This property is also available for lease @ \$18 PSF.