

\$1,944,000 - 15302 101 Street, Clairmont

MLS® #A2206049

\$1,944,000

0 Bedroom, 0.00 Bathroom,
Land on 4.32 Acres

N/A, Clairmont, Alberta

You've heard it before, but for this property, it's worth repeating: Location, Location, Location! This vacant commercial land offers convenience with easy access off a service road and exceptional visibility from HWY 43.

Situated next to Ken-Co Equipment Ltd., and directly across from Traveland RV, this property is perfectly positioned for a wide range of commercial development opportunities. Whether you're planning to build a retail store, office space, or other type of commercial venture, this land is ready for development and set to attract attention from passersby.

Key Features:

Prime location with high traffic visibility

Easy access off a service road

Vacant commercial land, ready for immediate development

Permitted Uses:

* Automotive/Recreation Vehicle Sales and Rental, *Banks/Financial Institutions, *Clinics, *Convenience Food Stores, *Dry Cleaning and Laundry Depots, * Eating Establishments, * Florist Shops, *Gas Bars, *Hotels, *Laundromats, *Motels, *Office or Office Buildings, *Medical/Dental Offices, *Personal



Service Shops, *Pharmacies, *Restaurants,
*Retail Stores, *Theatres (Movie and Stage),
*Utilities, *Vehicle Washes, *Warehouse
Stores. Many additional discretionary uses.

This exceptional property offers endless
possibilities for development in one of the most
highly sought-after locations in the area.

Don't miss out! Contact us today to
schedule a viewing and secure this prime
commercial land for your next project!

Essential Information

| | |
|-----------|-----------------|
| MLS® # | A2206049 |
| Price | \$1,944,000 |
| Bathrooms | 0.00 |
| Acres | 4.32 |
| Type | Land |
| Sub-Type | Commercial Land |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 15302 101 Street |
| Subdivision | N/A |
| City | Clairmont |
| County | Grande Prairie No. 1, County of |
| Province | Alberta |
| Postal Code | T8V 0P7 |

Additional Information

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|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 136 |
| Zoning | CC |

Listing Details

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|----------------|----------------------|
| Listing Office | CommVest Realty Ltd. |
|----------------|----------------------|

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