

# \$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:

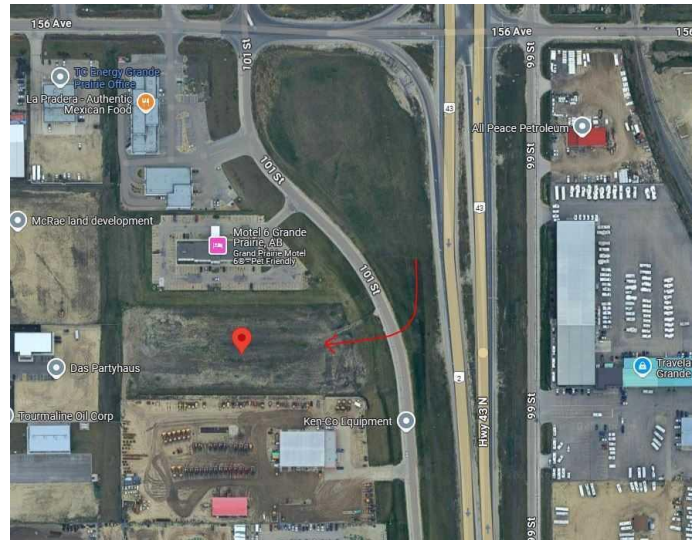
Prime location with high traffic visibility

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

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

### Listing Details

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

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.