

# \$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	147
Zoning	CC

### Listing Details

Listing Office	CommVest Realty Ltd.
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