



GRASSROOTS
REALTY GROUP

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102, 15612 102 Street
Clairmont, Alberta

MLS # A2279357



\$599,000

| | |
|-------------|-----------------|
| Division: | N/A |
| Type: | Mixed Use |
| Bus. Type: | - |
| Sale/Lease: | For Sale |
| Bldg. Name: | Althen's Corner |
| Bus. Name: | - |
| Size: | 1,864 sq.ft. |
| Zoning: | CC |

| | | | |
|-------------|-------------------------|----------------|--|
| Heating: | Forced Air, Natural Gas | Addl. Cost: | - |
| Floors: | - | Based on Year: | - |
| Roof: | Asphalt Shingle | Utilities: | Electricity Connected, Natural Gas Connected, Sewer Co |
| Exterior: | - | Parking: | - |
| Water: | Public | Lot Size: | 0.97 Acre |
| Sewer: | Public Sewer | Lot Feat: | Paved |
| Inclusions: | N/A | | |

Modern Commercial Condominium with Unique Apartment-Style Living + Drive-Through Shop. This is a must see unique Commercial Condominium bordering City limits by Westlake Subdivision. Discover the perfect fusion of modern living and functional workspace in this one-of-a-kind commercial condominium. Designed with versatility and style in mind, this property features a unique apartment-style living space boasting high ceilings, sleek finishes, and an industrial-chic aesthetic that sets it apart. On the commercial side, a spacious 50-foot-long drive-through shop with soaring 16-foot ceilings and two 14 ft. doors at each end offers endless potential for business operations, storage, or creative workspace. Ideal for trades, small business owners, or anyone needing flexible commercial space with a touch of style. Additional highlights include: Secured, paved parking & storage area; High-end industrial design; In-floor heat in custom bathroom; Air conditioning in living space; the rare combination of live/work functionality. Whether you're looking to operate a business, create a showroom, or simply enjoy a modern loft-style space with serious utility, this property delivers. A must-see for entrepreneurs and/or investors alike!