



**GRASSROOTS**  
REALTY GROUP

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**15302 101 Street  
Clairmont, Alberta**

**MLS # A2206049**



**\$1,944,000**

**Division:** N/A

**Lot Size:** 4.32 Acres

**Lot Feat:** -

**By Town:** -

**LLD:** -

**Zoning:** CC

**Water:** -

**Sewer:** -

**Utilities:** -

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!