



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!