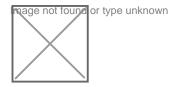


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 102, 15612 102 STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



**Location**Clairmont, Alberta

Listing ID: 32142

MLS ID: A2257315

\$619,900



- △ CHERYL SCHINDEL
- **(780)** 831-5447
- □ Century 21 Grande Prairie Realty Inc.
- **2** 780-539-2121

rM1

102, 15612 102 Street , Clairmont , Alberta T8X 0K7

Transaction Type Title Days On Market

For Sale Fee Simple

Zoning Subdivision Building Type

CC N/A Commercial Mix,Condo Complex,Mixed Use,See Remarks,Warehouse

Year BuiltStructure TypeProperty Type2014Mixed UseCommercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Mixed Use 1421133 1864.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

173.17 42253 0.97

Roof Foundation Heating

Asphalt Shingle Poured Concrete, Slab Forced Air, Natural Gas

Lot FeaturesAccess to PropertyInclusionsPavedPaved RoadN/A

Reports

**Restrictions** Annual Property Operating

None Known Data, Condo/Strata Bylaws, Financial

Statements, Unaudited Financial Stmnts

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; Highend 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!

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