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102, 15612 102 STREET FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Clairmont, Alberta

Listing ID:
33575

MLS ID:
A2279357

\$599,000



 **CHERYL SCHINDEL**
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 Century 21 Grande Prairie Realty Inc.
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 102, 15612 102 Street , Clairmont , Alberta T8X 0K7

Transaction Type For Sale	Title Fee Simple	Days On Market 125
Zoning CC	Subdivision N/A	Nearest Town Clairmont
Building Type Commercial Mix, Condo Complex, Mixed Use, See Remarks, Warehouse	Year Built 2014	Structure Type Mixed Use
Property Type Commercial	Property Sub Type Mixed Use	Legal Plan 1421133
Building Area (Sq. Ft.) 1864.00	Building Area (Sq. M.) 173.17	Lot Size (Sq. Ft.) 42253
Lot Size (Acres) 0.97	Roof Asphalt Shingle	Foundation Poured Concrete, Slab
Heating Forced Air, Natural Gas	Lot Features Paved	Access to Property Paved Road
Inclusions N/A	Restrictions None Known	Reports Annual Property Operating Data, Condo/Strata Bylaws, Financial Statements

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!

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