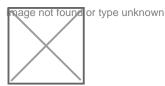


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

309 GOVERNMENT ROAD S FOR SALE

Commercial Real Estate > Commercial Property for Sale



LocationListing ID:MLS ID:Diamond Valley, Alberta30870A2221577

\$649,900



SIMON D. HUNT

2 (403) 293-0363

RE/MAX House of Real Estate

403-287-3880

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309 GOVERNMENT Road S, Diamond Valley , Alberta T0L 0H0

Transaction Type

For Sale

Title

Fee Simple

Days On Market

1

Zoning

Commercial

Subdivision NONE Nearest Town Black Diamond

Structure Type

None

Property Type Commercial **Property Sub Type**

Mixed Use

Legal Plan

2298DR

Building Area (Sq. Ft.)

0.00

Building Area (Sq. M.)

0.00

Lot Size (Sq. Ft.)

28314

Lot Size (Acres)

0.65

Lot Features

Back Lane, City Lot, Level, Open Lot, Street Lighting, Subdivided

Access to Property

Back Alley Access, Direct Access, Gravel

Lane,Indirect Access,Lane,Mixed,On

Major Traffic Route,Paved Road,Private,Public,Two-Way Access,Visual Exposure Inclusions

Shed (Negotiable)

Restrictions

None Known

Reports

Aerial Photos, RPR, Title

PRIME COMMERCIAL OPPORTUNITY in the Heart of Diamond Valley. This FULLY SERVICED 0.65-acre commercial parcel boasts EXCEPTIONAL STREET FRONTAGE along Government Street (Hwy 22), offering HIGH VISIBILITY in a CENTRAL LOCATION. The 160' x 180' flat lot provides MULTIPLE ACCESS POINTS from both Government Street and the REAR LANES, making it ideal for a WIDE RANGE of DEVELOPMENT POSSIBILITIES. Perfectly suited for a MIXED-USE BUILDING, the site supports a CONCEPT OF COMMERCIAL SPACE ON THE MAIN LEVEL WITH RESIDENTIAL UNITS ABOVE—an idea that has already received a positive reception in discussions with the Town of Diamond Valley. MOUNTAIN VIEWS would be available from a second floor. PHASE ONE environmental has already been COMPLETED. MUNICIPAL WATER, SEWER, and NATURAL GAS are IN PLACE, ensuring a smooth path to development. An ADDED BONUS: the ADJACENT PARCEL IS ALSO AVAILABLE, creating a COMBINED 0.82-ACRE BUILD SITE. The 82' x 88' residential lot directly south of the property may be available to the purchaser, offering EVEN MORE FLEXIBILITY and EXPANSION POTENTIAL. Located in Diamond Valley this is a RARE OPPORTUNITY to INVEST in a growing, vibrant community with strong support for thoughtful, MIXED-USE PROJECTS.

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