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## 309 GOVERNMENT ROAD S FOR SALE

Commercial Real Estate > Commercial Property for Sale





**Location**  
Diamond Valley, Alberta



**Listing ID:**  
30870


**MLS ID:**  
A2221577

**\$649,900**



 **SIMON D. HUNT**  
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 309 GOVERNMENT Road S, Diamond Valley , Alberta T0L 0H0

<b>Transaction Type</b> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 1
<b>Zoning</b> Commercial	<b>Subdivision</b> NONE	<b>Nearest Town</b> Black Diamond
<b>Structure Type</b> None	<b>Property Type</b> Commercial	<b>Property Sub Type</b> Mixed Use
<b>Legal Plan</b> 2298DR	<b>Building Area (Sq. Ft.)</b> 0.00	<b>Building Area (Sq. M.)</b> 0.00
<b>Lot Size (Sq. Ft.)</b> 28314	<b>Lot Size (Acres)</b> 0.65	<b>Lot Features</b> Back Lane,City Lot,Level,Open Lot,Street Lighting,Subdivided
<b>Access to Property</b> Back Alley Access,Direct Access,Gravel Lane,Indirect Access,Lane,Mixed,On Major Traffic Route,Paved Road,Private,Public,Two-Way Access,Visual Exposure		
<b>Inclusions</b> Shed (Negotiable)		<b>Restrictions</b> None Known
<b>Reports</b> 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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