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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

Transaction Type For Sale	Title Fee Simple	Days On Market 124
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. Brand new CLEAN Phase one Report as of Sept 2025!! 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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