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261 3RD STREET NE FOR SALE

Commercial Real Estate > Commercial Property for Sale

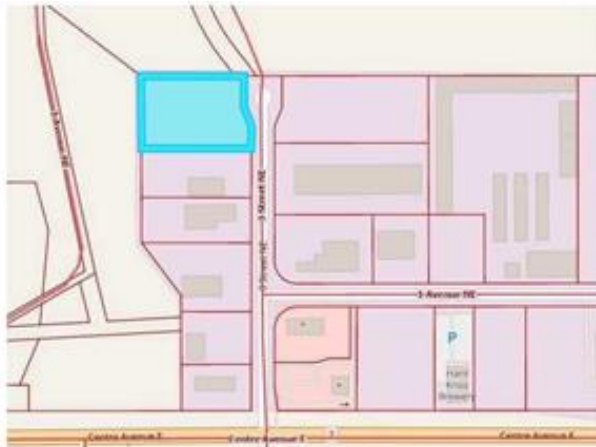




Location
Diamond Valley, Alberta

Listing ID:
31965


MLS ID:
A2254356

\$499,000



 **SAM JOHNSON**
 (403) 818-2017

 Royal LePage Solutions
 403-818-2017

 261 3rd Street NE, Diamond Valley , Alberta T0L 0H0

Transaction Type

For Sale

Days On Market

1

Zoning

Service Commercial (SC)

Subdivision

NONE

Structure Type

None

Property Type

Commercial

Property Sub Type

Industrial

Legal Plan

0611863

Building Area (Sq. Ft.)

0.00

Building Area (Sq. M.)

0.00

Lot Size (Sq. Ft.)

60984

Lot Size (Acres)

1.40

Lot Features

Level,Paved,Street Lighting,Views

Access to Property

Accessible to Major Traffic Route,Paved Road,Visual Exposure

Inclusions

none

Restrictions

Easement Registered On Title,Utility Right Of Way

Reports

None

PRIME Commercial OPPORTUNITY LOT zoned Service Commercial is ready to go! Located in Diamond Valley this 1.4 acre (5782.4 sq. metre) 64.27m frontage, 95.51m depth lot is located on a cul-de-sac / no through road, features High Customer Visibility Exposure, Mountain Views, & overlooks the Town. Located within an environment of successful businesses & easy access to HWY 7 & HWY 22 makes this a great opportunity for success! Services to property line. Diamond Valley is a town in the Calgary Metropolitan Region within Foothills County. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.

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