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5204 579 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Rural Mountain View County, Alberta



Listing ID:
32043


MLS ID:
A2255420

\$425,000



 **ADAM MCMILLAN**
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 5204 579 Highway , Rural Mountain View County , Alberta T0M2E0

Transaction Type For Sale	Title Fee Simple	Zoning C-LC
Subdivision Watervally	Nearest Town Cremona	Building Type Commercial Mix,Free-Standing,Mixed Use,Retail
Year Built 1950	Structure Type Retail	Property Type Commercial
Property Sub Type Retail	Legal Plan 9411595	Building Area (Sq. Ft.) 1972.00
Building Area (Sq. M.) 183.20	Lot Size (Sq. Ft.) 33976	Lot Size (Acres) 0.78
Construction Type Wood Frame	Roof Asphalt	Foundation None
Cooling Central Air	Heating Forced Air,Natural Gas	Access to Property Front and Rear Drive access,Direct Access
Inclusions All Fixtures and Inventory	Restrictions None Known	Reports RPR,Title

The Water Valley General Store, established in 1933, is more than just a building—it is a living piece of Alberta’s history and a cornerstone of the Water Valley community. For generations, it has provided not only everyday goods and services but also a welcoming place where neighbours meet, friendships grow, and traditions are carried forward. Purchasing the General Store means stepping into a rare opportunity: the chance to own an iconic property that combines business potential with community impact. Centrally located in the heart of Water Valley, this historic building offers unique possibilities for retail, café, or mixed-use development, all while preserving a landmark that residents deeply value. For the community, the General Store is more than commerce—it is a connection. For a buyer, it is both an investment in a strong business location and a role in continuing the legacy of a gathering place that has shaped Water Valley for nearly a century. “Features include inspected gas tanks, upgraded new gas pumps, a brand-new air conditioning unit, newer fixtures, and a reverse osmosis water filtration system—just to name a few. This property is fully equipped and ready for turn-key operation.”

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