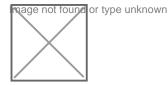




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5204 579 HIGHWAY FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location

Rural Mountain View County, Alberta

Listing ID: MLS ID:

32043 A2255420

\$425,000



ADAM MCMILLAN

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Real Broker

855-623-6900

5204 579 Highway , Rural Mountain View County , Alberta $\,$ T0M2E0 $\,$

Transaction TypeTitleZoningFor SaleFee SimpleC-LC

Subdivision Nearest Town Building Type

Watervalley Cremona Commercial Mix,Free-Standing,Mixed

Use,Retail

Year Built Structure Type Property Type
1950 Retail Commercial

Property Sub Type Legal Plan Building Area (Sq. Ft.)

Retail 9411595 1972.00

Building Area (Sq. M.) Lot Size (Sq. Ft.) Lot Size (Acres)

183.20 33976 0.78

Construction TypeRoofFoundationWood FrameAsphaltNone

Cooling Access to Property

Central Air Forced Air, Natural Gas

Access

InclusionsRestrictionsReportsAll Fixtures and InventoryNone KnownRPR,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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