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## RETAIL FOR SALE

Businesses and Franchises for Sale > Business for Sale



**Location**  
Diamond Valley, Alberta

**Listing ID:**  
33481

**MLS ID:**  
A2277784

**\$299,900**



 **AMY BATES**  
 (403) 869-9585

 RE/MAX Complete Realty  
 403-861-3498

 220 Main Street , Diamond Valley , Alberta T0L2A0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 128	<b>Business Type</b> Retail
<b>Zoning</b> CB	<b>Subdivision</b> NONE	<b>Building Type</b> See Remarks
<b>Year Built</b> 2023	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 7423DQ	<b>Building Area (Sq. Ft.)</b> 480.00
<b>Building Area (Sq. M.)</b> 44.59	<b>Lot Size (Sq. Ft.)</b> 6354	<b>Lot Size (Acres)</b> 0.15
<b>Roof</b> Metal	<b>Foundation</b> Piling(s)	<b>Heating</b> Forced Air,Propane
<b>Inclusions</b> BUILT IN CABINET, CASH REGISTER, POS SYSTEM, EXTRA CEILING TILES, MINI FRIDGE, 8x20 C-CAN	<b>Restrictions</b> None Known	<b>Reports</b> Other Documents,Plumbing Plans

Stop paying rent and own the dirt your business sits on. Rare opportunity to own commercial land and building right on the Cowboy Trail at a price point that still makes sense. This 6,354 sq ft lot includes a 480 sq ft commercial building, street parking out front, additional parking at the rear, and an 8' x 20' storage container that stays. Water, power, and data are already in place, with natural gas along the back property line, so future expansion or a new build feels a lot more realistic. Zoned Central Business, with retail, restaurants, offices, and potential mixed residential/commercial use, this property gives you options in one of Southern Alberta's growing communities. Rent builds someone else's future. This gives you a shot at building your own — right in the heart of Diamond Valley.

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