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206 GOVERNMENT ROAD S FOR SALE



Commercial Real Estate > Commercial Property for Sale

Location
Diamond Valley, Alberta

Listing ID:
34332

MLS ID:
A2291317

\$854,905



 **STEVE SKLENKA**
 (403) 703-3864

 RE/MAX House of Real Estate
 403-287-3880

 206 Government Road S, Diamond Valley , Alberta T0L 0H0

Transaction Type For Sale	Days On Market 85	Zoning DC
Subdivision NONE	Year Built 1918	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan W:114
Building Area (Sq. Ft.) 1275.00	Building Area (Sq. M.) 118.45	Inclusions N/A
Restrictions None Known	Reports None	

Rare commercial opportunity on one of the 2 main corridors in Diamond Valley. This 125 ft x 120 ft (15,000 sq ft) DC-zoned lot features a charming circa-1914 heritage building currently home to a long-standing gift shop. The character structure offers vintage architectural appeal and street presence, making it ideal for boutique retail, gallery space, café, specialty shop, or other creative commercial uses. The generous lot size and Direct Control (DC) zoning provide flexibility for a variety of potential uses or future redevelopment (subject to municipal approval). Located in a visible and accessible area within the community, this property presents a unique opportunity for investors, entrepreneurs, or developers looking to own a piece of local history while exploring future potential. Opportunities combining historic charm, commercial zoning, and redevelopment flexibility are increasingly rare in the Foothills region. With approximately 15,000 sq ft of land, the property offers excellent long-term upside for investors seeking a holding property with income potential today and redevelopment possibilities in the future. The inclusion of McDonald's, Sobeys, Dollar Tree, Shoppers Drug Mart coming soon into the neighborhood, will result in imminent increases in land values.

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