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## 5204 579 HIGHWAY W FOR SALE



Commercial Real Estate > Commercial Property for Sale

**Location**

Rural Mountain View County, Alberta

**Listing ID:**



34711



**MLS ID:**


A2298498

**\$425,000**



 **ADAM MCMILLAN**  
 (403) 969-6991

 Real Broker  
 855-623-6900

 5204 579 Highway W, Rural Mountain View County , Alberta T0M2E0

|   |   |   |
|---|---|---|
| <b>Transaction Type</b><br>For Sale   | <b>Title</b><br>Fee Simple                                  | <b>Days On Market</b><br>1  |
| <b>Zoning</b><br>C-LC   | <b>Subdivision</b><br>NONE                                  | <b>Nearest Town</b><br>Cremona                                      |
| <b>Building Type</b><br>Free-Standing,Retail,See<br>Remarks,Street Level Storefront | <b>Year Built</b><br>1950                                   | <b>Structure Type</b><br>Retail                                     |
| <b>Property Type</b><br>Commercial  | <b>Property Sub Type</b><br>Business                        | <b>Legal Plan</b><br>9411595  |
| <b>Building Area (Sq. Ft.)</b><br>1976.45   | <b>Building Area (Sq. M.)</b><br>183.62                     | <b>Lot Size (Sq. Ft.)</b><br>33976                                  |
| <b>Lot Size (Acres)</b><br>0.78   | <b>Construction Type</b><br>Concrete,Wood Frame,Wood Siding | <b>Roof</b><br>Asphalt Shingle                                      |
| <b>Foundation</b><br>See Remarks  | <b>Cooling</b><br>Full                                      | <b>Heating</b><br>Forced Air,Natural Gas                            |
| <b>Commercial Amenities</b><br>Freezer(s)   | <b>Access to Property</b><br>Direct Access,Public           | <b>Inclusions</b><br>Fixtures, Chatters and Inventory (No<br>Value) |
| <b>Restrictions</b><br>None Known   | <b>Reports</b><br>Aerial Photos,Land Survey,RPR             |   |

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Discover a rare opportunity to own a true landmark in the heart of Water Valley, Alberta. The iconic Water Valley General Store & Gas Station has long been a central hub for locals, visitors, and tourists exploring this beautiful and highly sought-after area. Rich in history and character, this property offers both a solid business foundation and exciting future potential. The main building features 1,976 sq.ft. of functional retail space designed to serve a variety of uses, from general store operations to specialty retail or hospitality concepts. In addition, a 1,123 sq.ft. auxiliary structure provides valuable extra space—ideal for storage, workshop use, or the opportunity to expand and diversify revenue streams. This flexibility makes the property well-suited for entrepreneurs looking to bring new ideas to a well-established location. Recent improvements to the main building include a new reverse osmosis water system, ensuring high-quality water service, a new air conditioning unit for improved comfort, and updated fixtures that enhance the overall look and functionality of the space. These upgrades contribute to a more efficient and inviting environment for both staff and customers. The Water Valley General Store is more than just a business—it is a recognized and cherished destination within the community. Its established presence and consistent traffic from locals, weekend visitors, and outdoor enthusiasts make it a strategic investment opportunity. Whether continuing its current use or reimagining the space, the location supports a wide range of commercial possibilities. Set against the backdrop of Alberta's stunning countryside, Water Valley is known for its natural beauty, recreational opportunities, and growing popularity as a getaway destination. The property benefits from excellent exposure and a steady flow of customers traveling through the area year-round. Buyers should be aware that the main building will require a new roof in the future, presenting an opportunity to further enhance and add value to the property. Additionally, a Phase 2 Environmental Site Assessment will be required for the southwest corner of the main building, where two 2,500-litre fuel tanks were previously removed, and the area was backfilled. This has been reflected in the offering and should be considered as part of any due diligence. This is a unique chance to acquire a historic, high-profile commercial property in one of Alberta's most charming rural communities. With its combination of history, location, and potential, the Water Valley General Store & Gas Station is ready for its next chapter.

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