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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> For Sale	<b>Title</b> Fee Simple	<b>Days On Market</b> 61
<b>Zoning</b> C-LC	<b>Subdivision</b> NONE	<b>Nearest Town</b> Cremona
<b>Building Type</b> Free-Standing,Retail,See Remarks,Street Level Storefront	<b>Year Built</b> 1950	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 9411595
<b>Building Area (Sq. Ft.)</b> 1976.45	<b>Building Area (Sq. M.)</b> 183.62	<b>Lot Size (Sq. Ft.)</b> 33976
<b>Lot Size (Acres)</b> 0.78	<b>Construction Type</b> Concrete,Wood Frame,Wood Siding	<b>Roof</b> Asphalt Shingle
<b>Foundation</b> See Remarks	<b>Cooling</b> Full	<b>Heating</b> Forced Air,Natural Gas
<b>Commercial Amenities</b> Freezer(s)	<b>Access to Property</b> Direct Access,Public	<b>Inclusions</b> Fixtures, Chatters and Inventory (No Value)
<b>Restrictions</b> None Known	<b>Reports</b> 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. (Please note there is no financials) Gas Tanks have been inspected and approved for use on May 14/2026.

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