

\$649,900 - 309 Government Road S, Diamond Valley

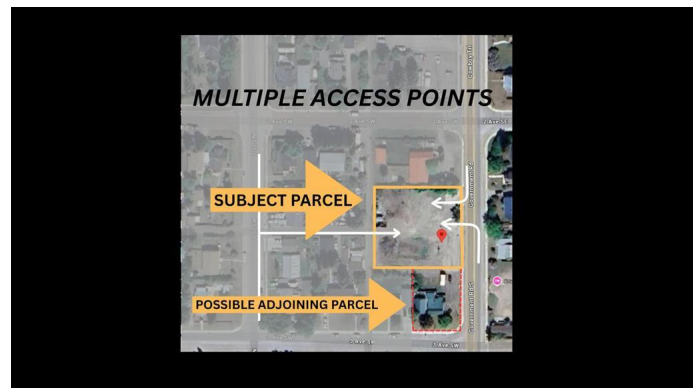
MLS® #A2221577

\$649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.65 Acres

NONE, Diamond Valley, Alberta

PRIME COMMERCIAL OPPORTUNITY in the Heart of Diamond Valley! This FULLY SERVICED 0.65-acre commercial parcel boasts EXCEPTIONAL STREET FRONTAGE along Government Street (Hwy 22), offering HIGH VISIBILITY in a CENTRAL LOCATION. Brand new CLEAN Phase one Report as of Sept 2025!! The 160' x 180' flat lot provides MULTIPLE ACCESS POINTS from both Government Street and the REAR LANES, making it ideal for a WIDE RANGE of DEVELOPMENT POSSIBILITIES. Perfectly suited for a MIXED-USE BUILDING, the site supports a CONCEPT OF COMMERCIAL SPACE ON THE MAIN LEVEL WITH RESIDENTIAL UNITS ABOVE—an idea that has already received a positive reception in discussions with the Town of Diamond Valley. MOUNTAIN VIEWS would be available from a second floor. PHASE ONE environmental has already been COMPLETED. MUNICIPAL WATER, SEWER, and NATURAL GAS are IN PLACE, ensuring a smooth path to development. An ADDED BONUS: the ADJACENT PARCEL IS ALSO AVAILABLE, creating a COMBINED 0.82-ACRE BUILD SITE. The 82' x 88' residential lot directly south of the property may be available to the purchaser, offering EVEN MORE FLEXIBILITY and EXPANSION POTENTIAL. Located in Diamond Valley this is a RARE OPPORTUNITY to INVEST in a growing, vibrant community with strong support for thoughtful, MIXED-USE PROJECTS.



Essential Information

MLS® #	A2221577
Price	\$649,900
Bathrooms	0.00
Acres	0.65
Type	Commercial
Sub-Type	Mixed Use
Status	Active

Community Information

Address	309 Government Road S
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

Amenities

Utilities	Water Available, Electricity Available, Natural Gas Available, Sewer Available
-----------	--

Exterior

Lot Description	Back Lane, City Lot, Level, Open Lot, Street Lighting, Subdivided
-----------------	---

Additional Information

Date Listed	June 6th, 2025
Days on Market	126
Zoning	Commercial

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.