

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

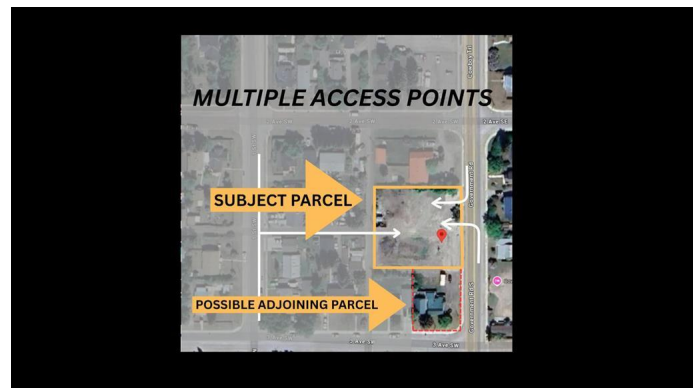
MLS® #A2221577

**\$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. 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	Electricity Available, Natural Gas Available, Sewer Available, Water Available
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## Exterior

Lot Description	Back Lane, City Lot, Level, Open Lot, Street Lighting, Subdivided
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## Additional Information

Date Listed	June 6th, 2025
Days on Market	15
Zoning	Commercial

## Listing Details

Listing Office	RE/MAX House of Real Estate
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