

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

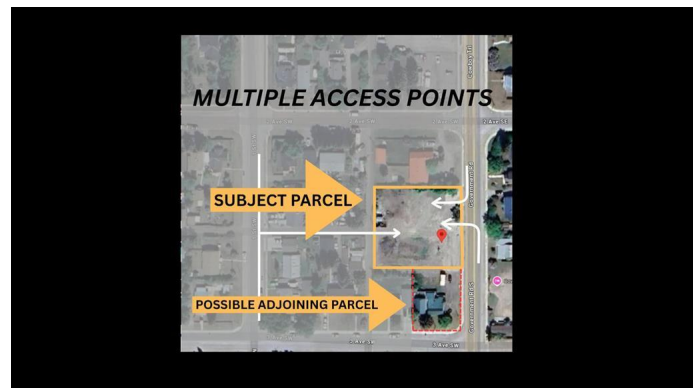
MLS® #A2221577

**\$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 | Sewer Available, Water Available, Electricity Available, Natural Gas Available |
|-----------|--------------------------------------------------------------------------------|

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 60             |
| Zoning         | Commercial     |

## Listing Details

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

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