

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

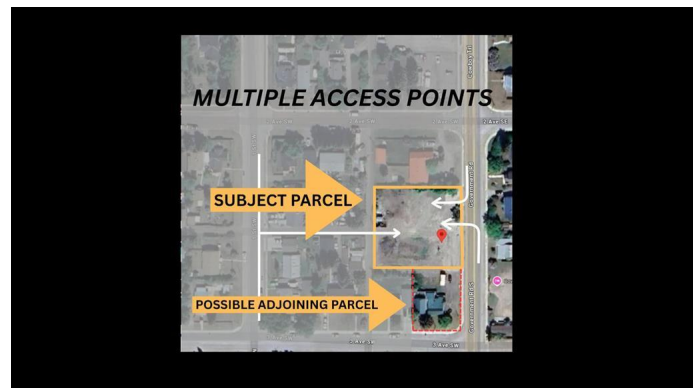
MLS® #A2221577

**\$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 |
|-----------|--|

## Exterior

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

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 12             |
| 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.