

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

MLS® #A2221577

\$649,900

0 Bedroom, 0.00 Bathroom,
Commercial on 0.65 Acres

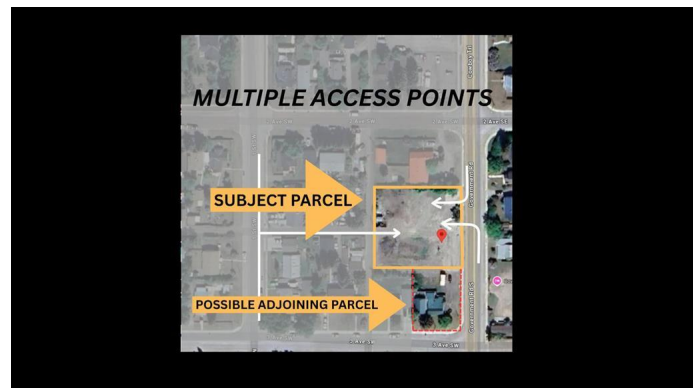
NONE, Diamond Valley, Alberta

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.
A BRAND-NEW CLEAN PHASE 1 REPORT
was completed in SEPT 2025!!! MUNICIPAL
WATER, SEWER, AND NATURAL GAS are
IN PLACE, ensuring a SMOOTH PATH TO
DEVELOPMENT.

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 the SECOND FLOOR.
The lot's FLEXIBILITY allows for
COUNTLESS POTENTIAL OPTIONS, from a
PROFESSIONAL OFFICE COMPLEX (LAW,
INSURANCE, REGISTRY, ACCOUNTING) to
a MICROBREWERY, BOUTIQUE RETAIL
HUB, or MULTI-TENANT COMMERCIAL
PLAZA accommodating up to FOUR
SEPARATE BUSINESSES.

There is also POTENTIAL TO SUBDIVIDE the



land into TWO TO FOUR SMALLER LOTS,
providing even MORE DEVELOPMENT
VERSATILITY.

ARE YOU LOOKING FOR A BUSINESS
PARTNER?!? Ask us about the OPTIONS TO
HOLD THE LAND. There is also POTENTIAL
TO CO-OPERATE WITH A BUILDER AND
PURSUE A JOINT-VENTURE
DEVELOPMENT OPPORTUNITY, offering
FLEXIBILITY FOR INVESTORS OR
PARTNERS looking to COLLABORATE ON
THE PROJECT.

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, City Lot, Level, Open Lot, Street Lighting, Subdivided

Additional Information

Date Listed June 6th, 2025
Days on Market 155
Zoning CB - Central Business

Listing Details

Listing Office RE/MAX House of Real Estate

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