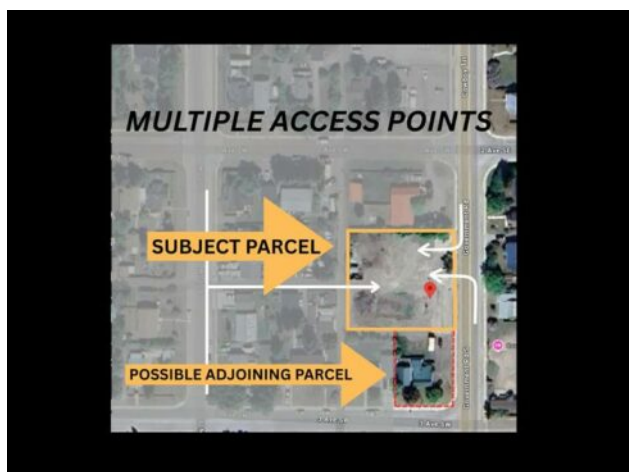


**309 GOVERNMENT Road S**  
**Diamond Valley, Alberta**

**MLS # A2221577**

# \$649,900



Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	Electricity, Natural Gas, Sewer, Water
Exterior:	-	Parking:	-
Water:	-	Lot Size:	0.65 Acre
Sewer:	-	Lot Feat:	Back Lane, City Lot, Level, Open Lot, Street Lighting, Sub
Inclusions:	Shed (Negotiable)		

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 MICRO BREWERY, 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 ' 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!!