



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**206 Government Road S
Diamond Valley, Alberta**

MLS # A2291317



\$899,900

Division:	NONE
Type:	Retail
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	-
Bus. Name:	-
Size:	1,275 sq.ft.
Zoning:	DC

Heating:	-	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	-	Utilities:	-
Exterior:	-	Parking:	-
Water:	-	Lot Size:	-
Sewer:	-	Lot Feat:	-
Inclusions:	N/A		

Rare commercial opportunity on one of the 2 main corridors in Diamond Valley. This 125 ft x 120 ft (15,000 sq ft) DC-zoned lot features a charming circa-1914 heritage building currently home to a long-standing gift shop. The character structure offers vintage architectural appeal and street presence, making it ideal for boutique retail, gallery space, cafe, specialty shop, or other creative commercial uses. The generous lot size and Direct Control (DC) zoning provide flexibility for a variety of potential uses or future redevelopment (subject to municipal approval). Located in a visible and accessible area within the community, this property presents a unique opportunity for investors, entrepreneurs, or developers looking to own a piece of local history while exploring future potential. Opportunities combining historic charm, commercial zoning, and redevelopment flexibility are increasingly rare in the Foothills region. With approximately 15,000 sq ft of land, the property offers excellent long-term upside for investors seeking a holding property with income potential today and redevelopment possibilities in the future. The inclusion of McDonald's, Sobeys, Dollar Tree, Shoppers Drug Mart coming soon into the neighborhood, will result in imminent increases in land values.