



GRASSROOTS
REALTY GROUP

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5204 579 Highway W
Rural Mountain View County, Alberta

MLS # A2298498



\$349,000

Division: NONE
Type: Retail
Bus. Type: -
Sale/Lease: For Sale
Bldg. Name: Water Valley General Store
Bus. Name: -
Size: 1,976 sq.ft.
Zoning: C-LC

Heating: Forced Air, Natural Gas	Addl. Cost: -
Floors: -	Based on Year: -
Roof: Asphalt Shingle	Utilities: -
Exterior: Concrete, Wood Frame, Wood Siding	Parking: -
Water: -	Lot Size: 0.78 Acre
Sewer: -	Lot Feat: -
Inclusions: Fixtures, Chatters and Inventory (No Value)	

(Please note there are no financials) Gas tanks were inspected and approved for use on May 14/2026.

Discover a rare opportunity to own a true landmark in the heart of Water Valley, Alberta. The iconic Water Valley General Store & Gas Station has long been a central hub for locals, visitors, and tourists exploring this beautiful and highly sought-after area. Rich in history and character, this property offers both a solid business foundation and exciting future potential. The main building features 1,976 sq.ft. of functional retail space designed to serve a variety of uses, from general store operations to specialty retail or hospitality concepts. In addition, a 1,123 sq.ft. auxiliary structure provides valuable extra space—ideal for storage, workshop use, or the opportunity to expand and diversify revenue streams. This flexibility makes the property well-suited for entrepreneurs looking to bring new ideas to a well-established location. Recent improvements to the main building include a new reverse osmosis water system, ensuring high-quality water service, a new air conditioning unit for improved comfort, and updated fixtures that enhance the overall look and functionality of the space. These upgrades contribute to a more efficient and inviting environment for both staff and customers. The Water Valley General Store is more than just a business—it is a recognized and cherished destination within the community. Its established presence and consistent traffic from locals, weekend visitors, and outdoor enthusiasts make it a strategic investment opportunity. Whether continuing its current use or reimagining the space, the location supports a wide range of commercial possibilities. Set against the backdrop of Alberta’s stunning countryside, Water Valley is known for its natural beauty, recreational opportunities, and growing

popularity as a getaway destination. The property benefits from excellent exposure and a steady flow of customers traveling through the area year-round. Buyers should be aware that the main building will require a new roof in the future, presenting an opportunity to further enhance and add value to the property. Additionally, a Phase 2 Environmental Site Assessment will be required for the southwest corner of the main building, where two 2,500-litre fuel tanks were previously removed, and the area was backfilled. This has been reflected in the offering and should be considered as part of any due diligence. This is a unique chance to acquire a historic, high-profile commercial property in one of Alberta's most charming rural communities. With its combination of history, location, and potential, the Water Valley General Store & Gas Station is ready for its next chapter.