



GRASSROOTS
REALTY GROUP

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414 Main Street NW
Diamond Valley, Alberta

MLS # A2331158



\$1,575,000

Division:	NONE
Type:	Mixed Use
Bus. Type:	-
Sale/Lease:	For Sale
Bldg. Name:	Porchlight
Bus. Name:	-
Size:	3,755 sq.ft.
Zoning:	Highway Commercial

Heating:	Forced Air, Natural Gas	Addl. Cost:	-
Floors:	-	Based on Year:	-
Roof:	Asphalt Shingle	Utilities:	-
Exterior:	Vinyl Siding	Parking:	-
Water:	-	Lot Size:	0.29 Acre
Sewer:	-	Lot Feat:	Back Lane, Corner Lot, Landscaped, Near Golf Course
Inclusions:	See attached Goods Included List in supplements		

FOR SALE OR LEASE

Positioned along Main Street (Highway 22) in the heart of Diamond Valley, this exceptional stand-alone commercial building offers one of the most attractive ownership opportunities in the area. Meticulously maintained and gently used as a professional office for the past 14 years, the property is move-in ready and ideally suited for a wide range of commercial, medical, and professional uses. Set on a 12,540 sq ft lot with excellent visibility, easy access, and ample on-site parking, the building delivers both functionality and strong street presence. Its heritage-inspired architecture, quality craftsmanship, and distinctive character set it apart from surrounding commercial properties, creating an impressive and memorable first impression for clients and visitors. The property is comprised of two interconnected buildings, thoughtfully designed to support flexible operations. Lock-off doors allow each section to be secured independently, enabling separate tenancy or single-user occupancy depending on business needs. Inside, the main and upper floors feature a combination of private offices, workstation areas, and a staff kitchen. The upper level includes built-in workstations, a rear office with a connecting balcony, and an executive front office with two integrated workstations. This executive suite also offers a comfortable meeting/lounge area, a private washroom, and direct access to both front and side balconies. The mostly finished basement provides valuable additional workspace, including conference rooms, a large furnished boardroom, server and IT rooms, storage areas, and mechanical rooms—everything a growing business requires under one roof. An adjoining 8,460 sq ft lot is also available for purchase (MLS# A2331143), offering further expansion or development.

potential. Property is avalable for sale or lease.