



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**Lot 9 168 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2234302**



**\$569,969**

<b>Division:</b>	NONE
<b>Lot Size:</b>	2.25 Acres
<b>Lot Feat:</b>	Cleared, Cul-De-Sac, Interior Lot, Level, Low Maintenance Landscape
<b>By Town:</b>	Black Diamond
<b>LLD:</b>	17-20-2-W5
<b>Zoning:</b>	DC31
<b>Water:</b>	None
<b>Sewer:</b>	None
<b>Utilities:</b>	Electricity at Lot Line, See Remarks

Industrial Land 2.25 Acres with DC31 Zoning with potential to sub divide this one, this is a great investment... Excellent opportunity to purchase 2.25 acres of industrial-zoned (DC31) land just outside of Diamond Valley East (formerly Black Diamond). This flat, fully gravelled parcel offers paved access with no road bans, making it ideal for a variety of commercial or industrial applications. Conveniently located minutes from the Town of Diamond Valley, this property combines rural flexibility with proximity to town services. The site is ready for development or immediate use. Highlights: Zoning: Direct Control District (DC31) &ndash; buyer to confirm permitted uses with municipality. Size: 2.25 acres. Topography: Flat and usable. Surface: Gravelled and level. Access: Paved road access, no seasonal road bans. Location: Just outside Diamond Valley East &ndash; easy access to Hwy 22 and regional markets. A rare opportunity to secure light industrial land in the Foothills County area, ideal for contractors, storage, or business development.