



GRASSROOTS
REALTY GROUP

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

MLS # A2234739



\$899,900

Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 1,250 sq.ft.

Zoning: DC

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: N/A

Fabulous opportunity in the heart of Diamond Valley. Prime development site located in the vibrant and fast-growing community of Diamond Valley. This high-profile lot presents an exceptional opportunity for developers, investors, or visionary owner-users. The site spans 125 feet of frontage by 120 feet deep, offering ample space for redevelopment, retail, mixed use or commercial development. The property is prominently situated on Government Street, one of the town's main commercial corridors, with excellent visibility, foot traffic, and vehicle exposure. At the heart of the property stands a charming building over 100 years old, rich in history and character. While the structure may require updates, it offers significant architectural value and could be preserved, repurposed, or replaced depending on your vision and needs. Act fast. Do not miss out on this remarkable development opportunity.