

# \$499,000 - 261 3rd Street Ne, Diamond Valley

MLS® #A2254356

**\$499,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 1.40 Acres

NONE, Diamond Valley, Alberta

PRIME Commercial OPPORTUNITY LOT zoned Service Commercial is ready to go! Located in Diamond Valley this 1.4 acre (5782.4 sq. metre) 64.27m frontage, 95.51m depth lot is located on a cul-de-sac / no through road, features High Customer Visibility Exposure, Mountain Views, & overlooks the Town. Located within an environment of successful businesses & easy access to HWY 7 & HWY 22 makes this a great opportunity for success! Services to property line. Diamond Valley is a town in the Calgary Metropolitan Region within Foothills County. The Purchase Price does not include GST. In the event that GST is payable and the Buyer is not a GST registrant, then the Buyer shall remit the applicable GST to the Seller's lawyer on or before Completion Day.



## Essential Information

|           |            |
|-----------|------------|
| MLS® #    | A2254356   |
| Price     | \$499,000  |
| Bathrooms | 0.00       |
| Acres     | 1.40       |
| Type      | Commercial |
| Sub-Type  | Industrial |
| Status    | Active     |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 261 3rd Street Ne |
|---------|-------------------|

|             |                  |
|-------------|------------------|
| Subdivision | NONE             |
| City        | Diamond Valley   |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 0H0          |

### Exterior

|                 |                                      |
|-----------------|--------------------------------------|
| Lot Description | Level, Paved, Street Lighting, Views |
|-----------------|--------------------------------------|

### Additional Information

|                |                         |
|----------------|-------------------------|
| Date Listed    | September 4th, 2025     |
| Days on Market | 21                      |
| Zoning         | Service Commercial (SC) |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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