

\$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
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Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

Exterior

Lot Description	Level, Paved, Street Lighting, Views
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Additional Information

Date Listed	September 4th, 2025
Days on Market	77
Zoning	Service Commercial (SC)

Listing Details

Listing Office	Royal LePage Solutions
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