

# \$495,000 - 5204 579 Highway, Rural Mountain View County

MLS® #A2179720

**\$495,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.78 Acres

Watervalley, Rural Mountain View County,  
Alberta

This is the only Water Valley General Store. Currently being readied for a grand reopening. The closest other store is 13 km away in Cremona. This is for you if you are thinking of a beautiful small town business. Great townsfolk live here. The building has been modernized with air conditioning, HD power, paint etc. The owner may consider a VTB mortgage of 8% with 50% down payment. Property includes gas pumps that have been updated with new and used equipment. Updated freezer, ice machine, water system, wooden interior, cooler, ice cream freezer. The property can use sprucing up. but everything is there and ready to open for business. Many options available to serve Water Valley. Even apply for a liquor license to sell liquor. Sell ice cream, groceries, ready made snacks by Coco Brooks. Take a coffee break with snacks at the tables. Just think about it. The main building is 1,972 sq ft. There is a second building of 1,098 sq ft plus 4 sheds on the land.. RPR is included. Environmental report is not current. The seller is not concerned but you may do one if you wish. In any case Property sold As Is Where Is. Water Valley is a scenic hamlet in the Foothills. It's lovely! For offers use 4th Street Holdings Ltd.

Built in 1950



## Essential Information

MLS® #	A2179720
Price	\$495,000
Bathrooms	0.00
Acres	0.78
Year Built	1950
Type	Commercial
Sub-Type	Business
Status	Active

## Community Information

Address	5204 579 Highway
Subdivision	Watervalley
City	Rural Mountain View County
County	Mountain View County
Province	Alberta
Postal Code	T0M 2E0

## Amenities

Parking Spaces	10
----------------	----

## Interior

Heating	Forced Air, Natural Gas
---------	-------------------------

## Exterior

Lot Description	Level
-----------------	-------

## Additional Information

Date Listed	November 17th, 2024
Days on Market	216
Zoning	C-LC

## Listing Details

Listing Office	4th Street Holdings Ltd.
----------------	--------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.