

# \$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 for Victoria Day. 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 townfolk live here. 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!

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 | 178                 |
| Zoning         | C-LC                |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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