\$395,000 - 5204 579 Highway, Rural Mountain View County

MLS® #A2255420

\$395,000

0 Bedroom, 0.00 Bathroom, Commercial on 0.78 Acres

Watervalley, Rural Mountain View County, Alberta

The Water Valley General Store, established in 1933, is more than just a buildingâ€"it is a living piece of Alberta's history and a cornerstone of the Water Valley community. For generations, it has provided not only everyday goods and services but also a welcoming place where neighbours meet, friendships grow, and traditions are carried forward.

Purchasing the General Store means stepping into a rare opportunity: the chance to own an iconic property that combines business potential with community impact. Centrally located in the heart of Water Valley, this historic building offers unique possibilities for retail, café, or mixed-use development, all while preserving a landmark that residents deeply value.

For the community, the General Store is more than commerceâ€"it is a connection. For a buyer, it is both an investment in a strong business location and a role in continuing the legacy of a gathering place that has shaped Water Valley for nearly a century.

Features include inspected gas tanks, upgraded new gas pumps, a brand-new air conditioning unit, newer fixtures, and a reverse osmosis water filtration systemâ€"to name a







few. This property is fully equipped and ready for turn-key operation.

In addition to a sale, the Seller is also open to leasing options. The Main Buildingâ€"or the second Main Building, if preferredâ€"can be leased upon request, providing flexibility for those who wish to operate without purchasing immediately.

Built in 1950

Essential Information

MLS® # A2255420 Price \$395,000

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 T0M2E0

Amenities

Utilities Cable Available, Cable Internet Access, Electricity Available

Interior

Heating Forced Air, Natural Gas

Cooling Central Air

Exterior

Roof Asphalt

Construction Wood Frame

Foundation None

Additional Information

Date Listed September 10th, 2025

Days on Market 56

Zoning C-LC

Listing Details

Listing Office Real Broker

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