

# \$70,000 - 117 Centre Street, Duchess

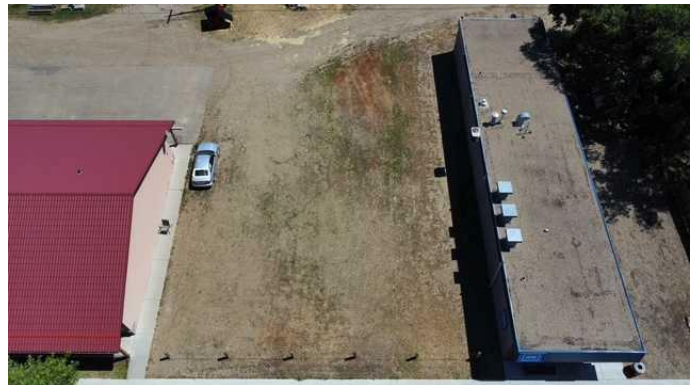
MLS® #A2236545

**\$70,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.21 Acres

NONE, Duchess, Alberta

Prime Commercial Land Opportunity in Duchess, Alberta. Discover the potential of Main Street in Duchess with this rare opportunity to purchase three adjoining commercial lots—each 25 by 120 feet—sold together as one parcel. Located in the heart of a friendly and growing southern Alberta community, this Commercial General zoned property offers a fantastic setting to build your business, retail storefront, office, or investment property. Benefit from excellent Main Street exposure, easy access for customers, and a welcoming small-town atmosphere. With Duchess experiencing steady growth and increasing demand for commercial services, this is a smart investment for entrepreneurs and developers alike. Secure your place in a vibrant community poised for future expansion!



## Essential Information

|           |                 |
|-----------|-----------------|
| MLS® #    | A2236545        |
| Price     | \$70,000        |
| Bathrooms | 0.00            |
| Acres     | 0.21            |
| Type      | Land            |
| Sub-Type  | Commercial Land |
| Status    | Active          |

## Community Information

|         |                   |
|---------|-------------------|
| Address | 117 Centre Street |
|---------|-------------------|

|             |                   |
|-------------|-------------------|
| Subdivision | NONE              |
| City        | Duchess           |
| County      | Newell, County of |
| Province    | Alberta           |
| Postal Code | T0J 0Z0           |

### **Amenities**

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available, Phone Available, Sewer Available, Underground Utilities, Water Available |
|-----------|------------------------------------------------------------------------------------------------------------------------|

### **Exterior**

|                 |                                             |
|-----------------|---------------------------------------------|
| Lot Description | Back Lane, City Lot, Level, Rectangular Lot |
|-----------------|---------------------------------------------|

### **School Information**

|          |                                    |
|----------|------------------------------------|
| District | Grasslands Regional Division No. 6 |
|----------|------------------------------------|

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 42             |
| Zoning         | C-G            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.