

# \$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
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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
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### **Exterior**

Lot Description	Back Lane, City Lot, Level, Rectangular Lot
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### **School Information**

District	Grasslands Regional Division No. 6
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### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	15
Zoning	C-G

### **Listing Details**

Listing Office	CIR REALTY
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