

**117 Centre Street
Duchess, Alberta**

MLS # A2236545



\$70,000

Division: NONE

Lot Size: 0.21 Acre

Lot Feat: Back Lane, City Lot, Level, Rectangular Lot

By Town: -

LLD: -

Zoning: C-G

Water: Public

Sewer: -

Utilities: Electricity, Natural Gas, Phone, Sewer, Underground Utilities, Water

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!