

**102 Railway Avenue E
Duchess, Alberta****MLS # A2271967****\$219,000****Division:** NONE**Type:** Business**Bus. Type:** -**Sale/Lease:** For Sale**Bldg. Name:** -**Bus. Name:** -**Size:** 5,000 sq.ft.**Zoning:** N/A**Heating:** -**Addl. Cost:** -**Floors:** -**Based on Year:** -**Roof:** -**Utilities:** -**Exterior:** -**Parking:** -**Water:** -**Lot Size:** -**Sewer:** -**Lot Feat:** -**Inclusions:** as per viewed

A rare opportunity to rethink how life and work can exist together is now available in the community of Duchess. This mixed use property brings commercial and residential spaces into one building, offering a layout that may suit buyers seeking simplicity, convenience and a unified daily rhythm. The main level features a restaurant style arrangement with a dining area, a lounge area and a commercial kitchen. Kitchen equipment, tables and chairs are included in the sale as viewed. The layout may support various food service concepts depending on buyer plans and all required approvals. The property does not have VLT machines at this time. The seller is willing to share general information about the VLT application process with the buyer. The building has previously contained an ATM and there is space where an ATM may be placed. Buyers may independently assess the suitability and requirements for this option. The upper level offers a residential area with four bedrooms, a living space and a full bathroom. Buyers may consider this level for owner occupancy, staff accommodation or other uses as permitted and confirmed through their own due diligence. The arrangement creates the possibility of keeping daily life and daily work close, while still maintaining separation between the two floors. Duchess is a quiet community located north of Brooks with access to local amenities and straightforward travel to the Trans Canada Highway. The area provides a small town environment with recreational facilities, community services and seasonal visitors traveling to nearby attractions. Buyers may explore how the surroundings align with their intended use of the property. This building brings together commercial space and on site residential living in a single location, offering a flexible layout for various buyer needs.