



114 Centre Street  
McLennan, Alberta

MLS # A2241057



**\$199,900**

**Division:** NONE

**Type:** Retail

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 2,050 sq.ft.

**Zoning:** Commercial

**Heating:** Forced Air, Natural Gas

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** Electricity Connected, Natural Gas Connected

**Exterior:** -

**Parking:** -

**Water:** Public

**Lot Size:** -

**Sewer:** Public Sewer

**Lot Feat:** Back Lane, Corner Lot, Level, Near Shopping Center

**Inclusions:** Shelving, ice maker, cooler, POS equipment

Step into a thriving business with a strong foundation already in place! The current owners have done the hard work of building and growing this well-established liquor store, with steady sales increases over the past few years. As the only liquor store in the Town of McLennan, you'll benefit from a loyal, local customer base and a wide reach into the surrounding area. The building is clean, well-maintained, and situated on a prominent corner lot right on the town's main street—giving your business excellent visibility from the main highway. This is a rare opportunity to take ownership of a turn-key operation in a prime location. If you've been looking for a way to be your own boss and enjoy the rewards of your own effort, this is your chance. Take a closer look—opportunities like this don't come around often. Call today!