

**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**Floors:** -**Roof:** -**Exterior:** -**Water:** Public**Sewer:** Public Sewer**Inclusions:** Shelving, ice maker, cooler, POS equipment**Addl. Cost:** -**Based on Year:** -**Utilities:** Electricity Connected, Natural Gas Connected**Parking:** -**Lot Size:** -**Lot Feat:** Back Lane, Corner Lot, Level, Near Shopping Center

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!