

**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!