

**16 Centre Street
McLennan, Alberta**
MLS # A2275274

\$225,000


Division: NONE

Type: Retail

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 4,825 sq.ft.

Zoning: C1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: 0.20 Acre

Sewer: -

Lot Feat: -

Inclusions: See Remarks

Click brochure link for more details** McLennan, Alberta is a small but vibrant town located in northern Alberta, approximately 50 km north of High Prairie along Highway 2. Known as the "Bird Capital of Canada," McLennan is nestled beside Kimiwan Lake, a haven for migratory birds and a key attraction for eco-tourists and birdwatchers. McLennan's economy is primarily driven by sectors such as sales and service, trades and transport, and healthcare. The town has a median household income of \$83,000, with a high rate of homeownership (63.8%) and a median home value of \$125,000, making it an affordable and stable community for families and retirees alike. Investing in a reliable local post office backed by a thrift retail shop, presents a unique opportunity in McLennan. With a growing population, a high percentage of seniors, and a community-oriented lifestyle, such a dual-purpose establishment serves both practical and social needs. The post office enhances connectivity and services, while the thrift shop supports sustainability, local employment, and community engagement.