



GRASSROOTS
REALTY GROUP

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**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!