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16 CENTRE STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale



Location
McLennan, Alberta



Listing ID:
33268

MLS ID:
A2275274

\$225,000



 **MICHELLE PLACH**

 Honestdoor Inc.
 780-965-4662

 16 Centre Street , McLennan , Alberta T0H 2L0

Transaction Type For Sale	Days On Market 62	Zoning C1
Subdivision NONE	Year Built 1982	Structure Type Retail
Property Type Commercial	Property Sub Type Retail	Legal Plan 2810BF
Building Area (Sq. Ft.) 4825.00	Building Area (Sq. M.) 448.25	Lot Size (Sq. Ft.) 8640
Lot Size (Acres) 0.20	Access to Property Paved Road	Inclusions See Remarks
Restrictions Call Lister	Reports Call Lister	

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.

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