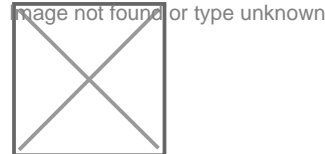


The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

## 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

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 1	<b>Zoning</b> C1
<b>Subdivision</b> NONE	<b>Year Built</b> 1982	<b>Structure Type</b> Retail
<b>Property Type</b> Commercial	<b>Property Sub Type</b> Retail	<b>Legal Plan</b> 2810BF
<b>Building Area (Sq. Ft.)</b> 4825.00	<b>Building Area (Sq. M.)</b> 448.25	<b>Lot Size (Sq. Ft.)</b> 8640
<b>Lot Size (Acres)</b> 0.20	<b>Access to Property</b> Paved Road	<b>Inclusions</b> See Remarks
<b>Restrictions</b> Call Lister	<b>Reports</b> 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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