

\$2,490,000 - 4820 50 Av, Leduc

MLS® #E4351220

\$2,490,000

Bedroom, Bathroom, 18,466 sqft
Business with Property on 0.00 Acres

Central Business District, Leduc, AB

Well-established multiple businesses (Hotel with 20 guest rooms, Bar with 178 seats and 15 VLTs, and a Restaurant) with your own building and a huge lot located in the Central Business District in Leduc. The hotel is mainly occupied by monthly staying guests. The guest room sales are abt. \$150,000/year. The lounge sales are abt. \$350,000 including VLT commission of \$200,000/year. The restaurant is currently rented at abt. \$4,300/month (rental income) The city assessment value in 2023 is \$1,973,000. Good Income from various customers and various income sources.

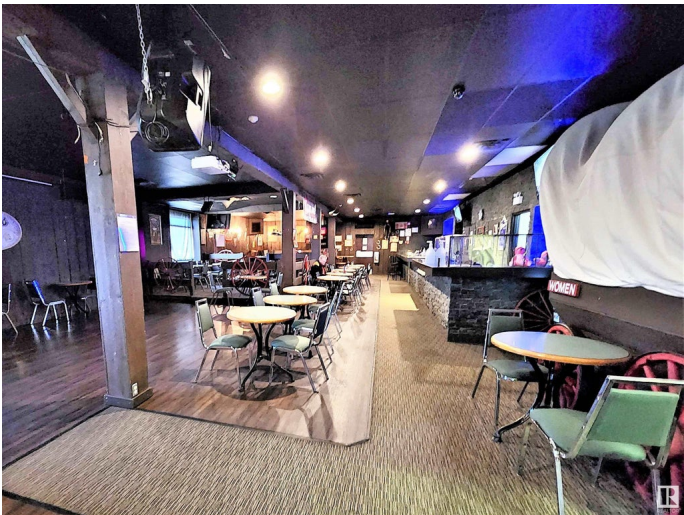
Built in 1949

Essential Information

MLS® #	E4351220
Price	\$2,490,000
Square Footage	18,466
Acres	0.00
Year Built	1949
Type	Business with Property
Sub-Type	Accommodation/Travel and T
Style	Hotel/Motel

Community Information

Address	4820 50 Av
Area	Leduc



Subdivision	Central Business District
City	Leduc
Province	AB
Postal Code	T9E 6X9

Exterior

Construction	Brick/Masonry, Wood Frame, Mixed
--------------	----------------------------------

Additional Information

Date Listed	July 22nd, 2023
-------------	-----------------

Zoning	CBD
--------	-----

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2024 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 20th, 2024 at 11:01am MDT