

\$2,299,000 - 4820 50 Avenue, Leduc

MLS® #E4407760

\$2,299,000

0 Bedroom, 0.00 Bathroom,
Business with Property on 0.00 Acres

Central Business District (Leduc), Leduc, AB

INVESTMENT OPPORTUNITY! Profitable Multi-Business Commercial Building in the Heart of Downtown Leduc. This well-established commercial property offers a rare investment opportunity in a prime location. The property includes a western-style hotel featuring 20 guest rooms (majority on monthly lease), a charming saloon bar offering 178 seats, pool table, 15 VLTs, and live entertainment, a thriving restaurant, and a separate commercial building space - all situated on a spacious lot with plenty of parking. Multiple income streams make this an attractive investment: the hotel and bar are currently owner-operated, while the restaurant and commercial space generate steady lease income, both occupied with long-term tenants. Located in the bustling heart of downtown Leduc, this property presents a great opportunity for investors looking for solid cash flow and future growth potential. Don't miss out!

Built in 1949

Essential Information

| | |
|-----------|-------------|
| MLS® # | E4407760 |
| Price | \$2,299,000 |
| Bathrooms | 0.00 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 1949 |
| Type | Business with Property |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------------|
| Address | 4820 50 Avenue |
| Area | Leduc |
| Subdivision | Central Business District (Leduc) |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6X9 |

Exterior

| | |
|--------------|--------------------------|
| Exterior | Brick, Wood Frame, Mixed |
| Construction | Brick, Wood Frame, Mixed |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 24th, 2024 |
| Days on Market | 188 |
| Zoning | Zone 81 |

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Listing information last updated on March 31st, 2025 at 1:47pm MDT