



## 4820 50 Avenue Leduc AB

\$2,299,000

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!

Listing Presented By:



Originally Listed by:  
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