



## Leduc Alberta

\$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 (all on monthly lease), a charming saloon bar offering 178 seats, pool table, 15 VLTs, and live entertainment, a thriving restaurant, & 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 & bar are currently owner-operated, while the restaurant generate steady lease income, occupied by long-term tenant. Located in the bustling heart of downtown Leduc, this property presents a great opportunity for investors looking for solid cash flow & future growth potential. Dont miss out! (id:6769)

Listing Presented By:



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RE/MAX Real Estate

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