

\$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	218
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 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 April 29th, 2025 at 10:47pm MDT