

# \$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.

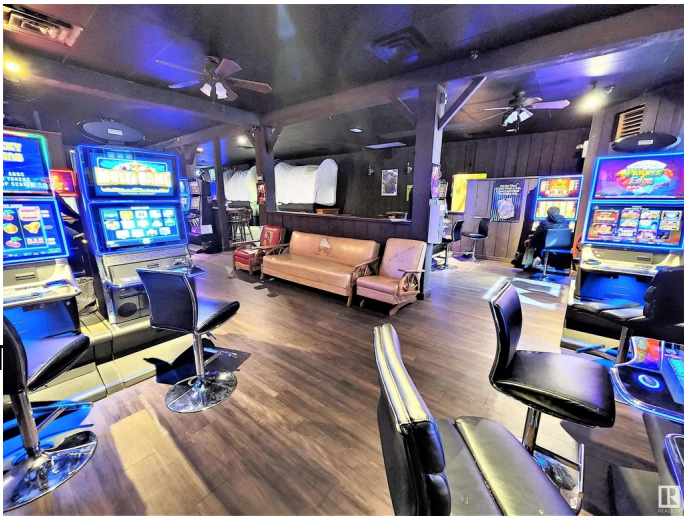
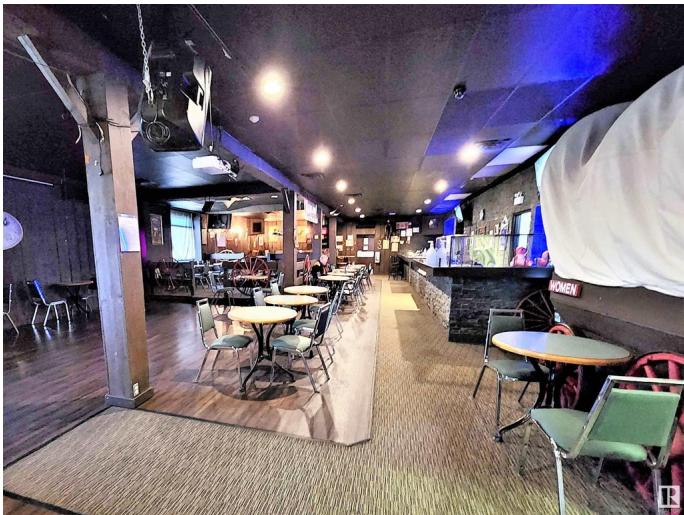
Built in 1949

## 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
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### **Additional Information**

Date Listed	July 22nd, 2023
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Zoning	CBD
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Listing information last updated on May 16th, 2024 at 11:32am MDT