

# FOR SALE

22,651 SF (+/-)  
on 0.52 AC

**PRICE REDUCED!**

# LIZOTTE

AND ASSOCIATES REAL ESTATE INC



**MOTIVATED VENDOR**

**5008 - 49 Avenue, Lamont, AB**

## INVESTMENT OPPORTUNITY - ARCHIE'S MOTEL

### Property Highlights

- Two level motel, 23 rooms with various configurations with kitchenettes
- Many recent upgrades including new roof, furniture, furnace, etc.
- Investment opportunity located within Alberta's booming heartland industry
- Profitable turn key business, ideal for owner/operator
- Garage and laundry on site
- Apartment style manager suite
- 32km from Ft. Saskatchewan and minutes from Elk Island National Park
- Ample paved parking



780.488.0888



[www.lizotterealestate.com](http://www.lizotterealestate.com)



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## Investment Opportunity - Archie's Motel

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Investment Opportunity - Archie's Motel

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## Property Information

**Municipal Address:** 5008 - 49 Avenue, Lamont, AB

**Legal Address:** Plan 3123CL; Parcel G/Plan 7922242;  
Block 8; Lot 4A

**Building Size:** 22,651 Sq. Ft. (+/-)

**Lot size:** 0.52 Acres (+/-)

**Zoning:** Central Business Commercial (C3)

**Parking:** Ample Paved Surface Parking

**Possession:** Immediate/negotiable

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**Purchase Price:** ~~\$550,000.00~~ \$495,000.00

**Property Taxes:** \$5,513.78

## Contact

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