

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



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



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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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