**FOR SALE** 

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

**PRICE REDUCED!** 





## **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





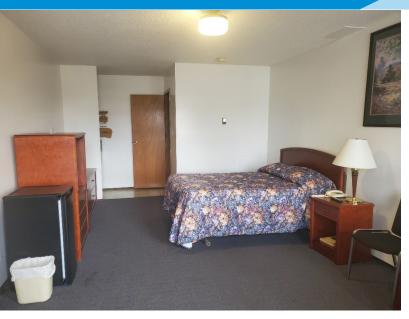




# FOR SALE

Investment Opportunity - Archie's Motel















# **FOR SALE**

# Investment Opportunity - Archie's Motel



### **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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