

FOR SALE

±14,075 Sq. Ft. HOTEL
& ±5,000 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



HOTEL, MAIN FLOOR RESTAURANT AND LIQUOR STORE!

12720/12740 Fort Road, Edmonton, AB

ICONIC EDMONTON BUILDING

Property Highlights

- Once in a lifetime chance to own a piece of Edmonton's History.
- 29 room hotel, with main floor restaurant and liquor store opportunity.
- Currently not designated historic
- High traffic flow corridor
- Large redevelopment opportunity - 5 total lots with ample parking
- Contact Chuck Clubine for more information 780-264-7773



780.488.0888



www.lizotterealestate.com



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



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

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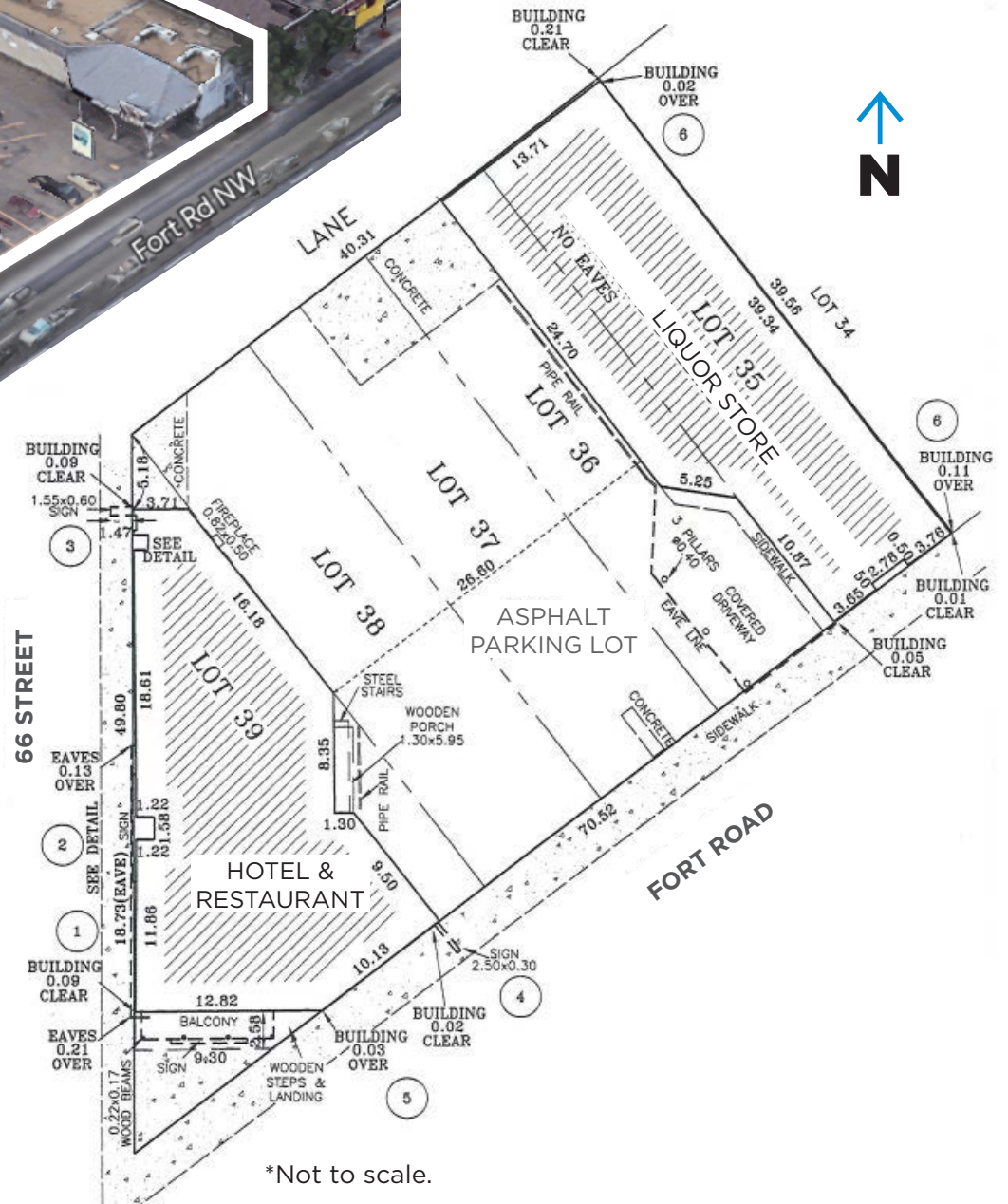
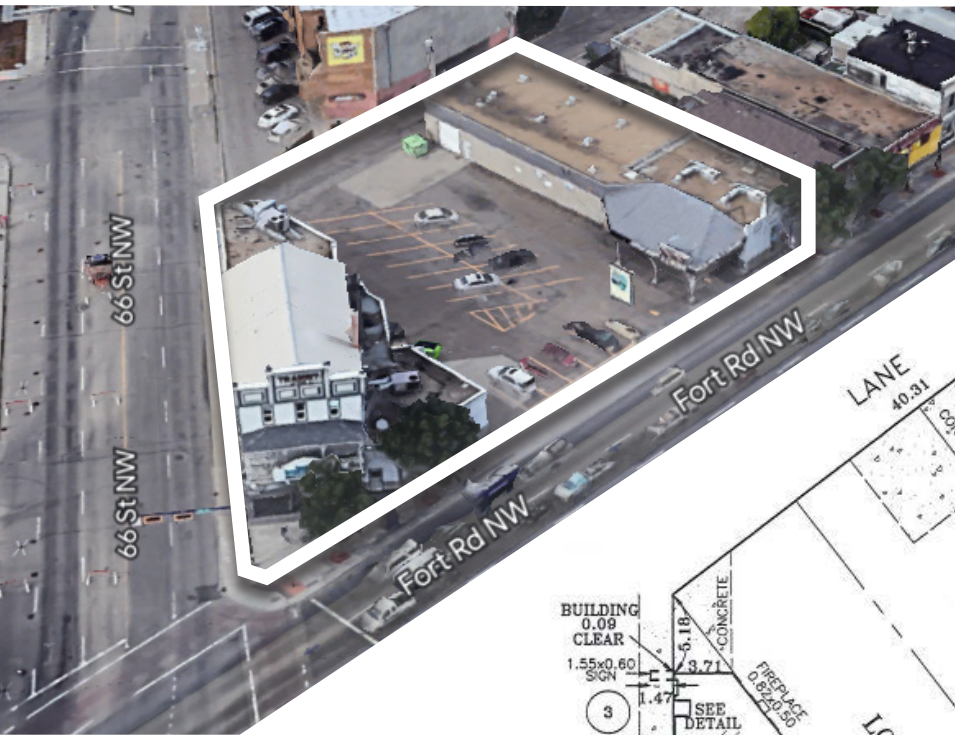
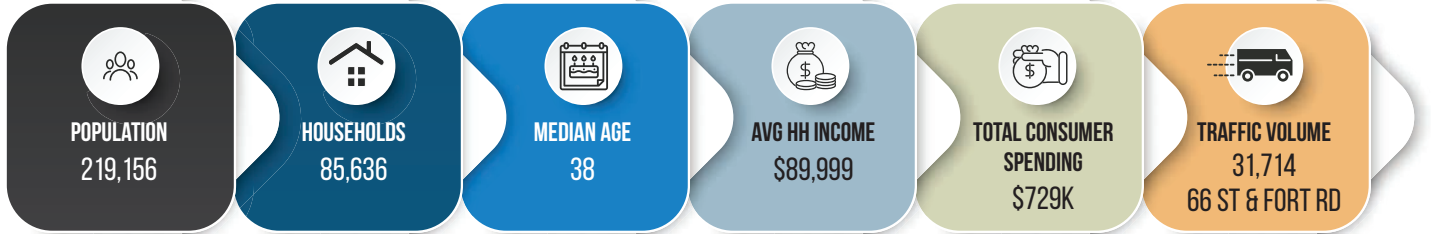
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Demographics within 5KM



*Not to scale.

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Property Information

Municipal Address: 12720 & 12740 Fort Road, Edmonton, AB

Legal Address: 2552S;2;36,37 | 255S2;2;38,39 | 2552S;2;35

Lot Size: ±14,389 Sq. Ft.

Building Size: **Hotel** ±14,075 Sq. Ft.
Store ±5,000 Sq. Ft.

Zoning: DC1 - Suitable for most commercial uses

Parking: Scramble parking lot

Possession: Immediate/negotiable

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Purchase Price: \$3,900,000.00

Contact

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