

## \$2,299,000 - 4820 50 Avenue, Leduc

MLS® #E4407760

**\$2,299,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Central Business District (Leduc), Leduc, AB

**INVESTMENT OPPORTUNITY!** Profitable Multi-Business Commercial Building in the Heart of Downtown Leduc. This well-established commercial property offers a rare investment opportunity in a prime location. The property includes a western-style hotel featuring 20 guest rooms (majority on monthly lease), a charming saloon bar offering 178 seats, pool table, 15 VLTs, and live entertainment, a thriving restaurant, and a separate commercial building space - all situated on a spacious lot with plenty of parking. Multiple income streams make this an attractive investment: the hotel and bar are currently owner-operated, while the restaurant and commercial space generate steady lease income, both occupied with long-term tenants. Located in the bustling heart of downtown Leduc, this property presents a great opportunity for investors looking for solid cash flow and future growth potential. Don't miss out!

Built in 1949

### Essential Information

MLS® #	E4407760
Price	\$2,299,000
Bathrooms	0.00
Acres	0.00



Year Built	1949
Type	Business with Property
Status	Active

### Community Information

Address	4820 50 Avenue
Area	Leduc
Subdivision	Central Business District (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6X9

### Exterior

Exterior	Brick, Wood Frame, Mixed
Construction	Brick, Wood Frame, Mixed

### Additional Information

Date Listed	September 24th, 2024
Days on Market	208
Zoning	Zone 81

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Listing information last updated on April 19th, 2025 at 10:18pm MDT