

**5007 51 Avenue  
Lougheed, Alberta**

**MLS # A2238241**



# \$659,500

**Division:** Lougheed

**Type:** Hotel/Motel

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 7,068 sq.ft.

**Zoning:** HWY COMM

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** None

Unbeatable Location & Turnkey Pizza Restaurant, 12-Room Motel & Owner's Residence at Major Highway Junction When it comes to real estate, location is everything—and this one delivers. Strategically situated along the high-traffic Highway 13, near the intersection with Highway 870, this property enjoys prime visibility and effortless access. It draws consistent foot and vehicle traffic from travelers and a steadily growing local customer base. This unique, income-generating opportunity includes three valuable assets: a thriving, fully operational pizza restaurant, a 12-room motel, and a private owner's residence—all offered together in one seamless, high potential package. The restaurant features strong, dependable sales and growing demand. All equipment is in excellent condition, and the sale includes all furniture and leasehold improvements—making it truly move-in ready. The adjoining motel presents a fantastic value-add opportunity. Even moderate renovations could yield significant returns. The expansive parking lot adds another dimension, with enough space to serve as a truck stop, bringing in an additional flow of customers. The combination of a restaurant, lodging, and take-out service creates a powerful revenue engine with room for exponential growth. Whether you're expanding your hospitality portfolio or stepping into a thriving business, this property offers a solid foundation for sustained success. A true turnkey investment, everything you need is already in place—just step in and start building on an already profitable operation. The exact tax amounts shall be revealed later.