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5507 50TH STREET FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Viking, Alberta



Listing ID:
35255

MLS ID:
A2310955

\$749,900



 **GAGANJIT MULTANI**
 (403) 247-5178

 RE/MAX Real Estate (Mountain View)
 403-247-5178

 5507 50TH Street , Viking , Alberta T0B 4N0

Transaction Type For Sale	Days On Market 1	Zoning c2
Subdivision Viking	Year Built 1969	Structure Type Hotel/Motel
Property Type Commercial	Property Sub Type Hotel/Motel	Legal Plan 5216MC
Building Area (Sq. Ft.) 11000.00	Building Area (Sq. M.) 1021.92	Inclusions SELLER WILL PROVIDE THE LIST
Restrictions None Known	Reports Other Documents	

RARE OPPORTUNITY TO OWN THE HIGHLY PROFITABLE 22-ROOM VIKING LAMPLIGHTER MOTEL STRATEGICALLY LOCATED AT 5507 50 STREET! THIS TURNKEY BUSINESS IS A POWERHOUSE FOR AN OWNER-OPERATOR, FEATURING 6 KITCHENETTES AND 13 DOUBLE ROOMS PERFECTLY EQUIPPED FOR STEADY INCOME FROM SHORT-TERM TRAVELERS AND LONG-TERM CONTRACT WORKERS. THE SALE INCLUDES AN UNMATCHED OWNER'S LIFESTYLE FEATURING A FULLY RENOVATED 1,350 SQ. FT. BUNGALOW WITH A FINISHED BASEMENT , A PREMIUM LIVING STANDARD RARELY FOUND IN THE INDUSTRY. BOASTING A 36% REVENUE INCREASE YEAR-OVER-YEAR FROM 2024 TO 2025, THIS BUSINESS SHOWS A CONSISTENT UPWARD TRAJECTORY. POSITIONED DIRECTLY ACROSS FROM THE HIGH SCHOOL NEAR ESSENTIAL SERVICES, THE SITE OFFERS EXCELLENT VISIBILITY AND LONG-TERM LAND VALUE. WELL-MAINTAINED WITH A LOYAL CLIENTELE AND PROVEN SALES HISTORY, VTB FINANCING OPTIONS MAY BE AVAILABLE FOR QUALIFIED BUYERS. INVEST IN THIS HIGH-YIELD ASSET IN A GROWING COMMUNITY TODAY!

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