

# \$659,500 - 5007 51 Avenue, Lougheed

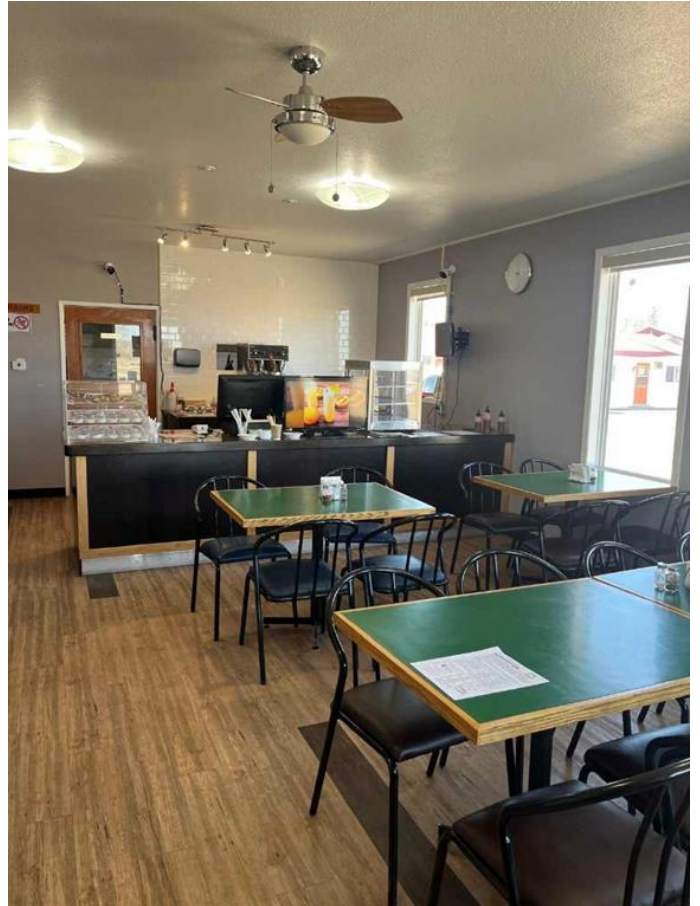
MLS® #A2238241

**\$659,500**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

Lougheed, Lougheed, Alberta

Unbeatable Location â€“ Turnkey Pizza Restaurant, 12-Room Motel & Ownerâ€™s Residence at Major Highway Junction When it comes to real estate, location is everythingâ€”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 ownerâ€™s residenceâ€”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 improvementsâ€”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.

Built in 1982

### Essential Information

MLS® #	A2238241
Price	\$659,500
Bathrooms	0.00
Acres	0.00
Year Built	1982
Type	Commercial
Sub-Type	Hotel/Motel
Status	Active

### Community Information

Address	5007 51 Avenue
Subdivision	Lougheed
City	Lougheed
County	Flagstaff County
Province	Alberta
Postal Code	T0B2V0

### Additional Information

Date Listed	July 9th, 2025
Days on Market	13
Zoning	HWY COMM

### Listing Details

Listing Office	DreamHouse Realty Ltd.
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