

# \$359,000 - N/A, Lougheed

MLS® #A2213290

**\$359,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.00 Acres

N/A, 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.

Disclaimer: Buyer to verify the exact building area. The exact tax amounts shall be revealed later.

Built in 1986

**Essential Information**

MLS® #	A2213290
Price	\$359,000
Bathrooms	0.00
Acres	0.00
Year Built	1986
Type	Commercial
Sub-Type	Business
Status	Active

**Community Information**

Address	N/A
Subdivision	N/A
City	Lougheed
County	Flagstaff County
Province	Alberta

**Additional Information**

Date Listed	April 19th, 2025
Days on Market	1
Zoning	Hwy Comm

**Listing Details**

Listing Office                      DreamHouse Realty Ltd.

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