

FOR SALE

±14,075 Sq. Ft. HOTEL
& ±5,000 Sq. Ft.

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

PRICE REDUCED!



HOTEL, MAIN FLOOR RESTAURANT AND LIQUOR STORE!

12720/12740 Fort Road, Edmonton, AB

ICONIC EDMONTON BUILDING

Property Highlights

- Once in a lifetime chance to own a piece of Edmonton's History.
- 29 room hotel, with main floor restaurant and liquor store opportunity.
- Currently not designated historic
- High traffic flow corridor
- Large redevelopment opportunity - 5 total lots with ample parking
- Contact Chuck Clubine for more information 780-264-7773



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8

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Iconic Edmonton Hotel, Main floor Restaurant and Liquor Store

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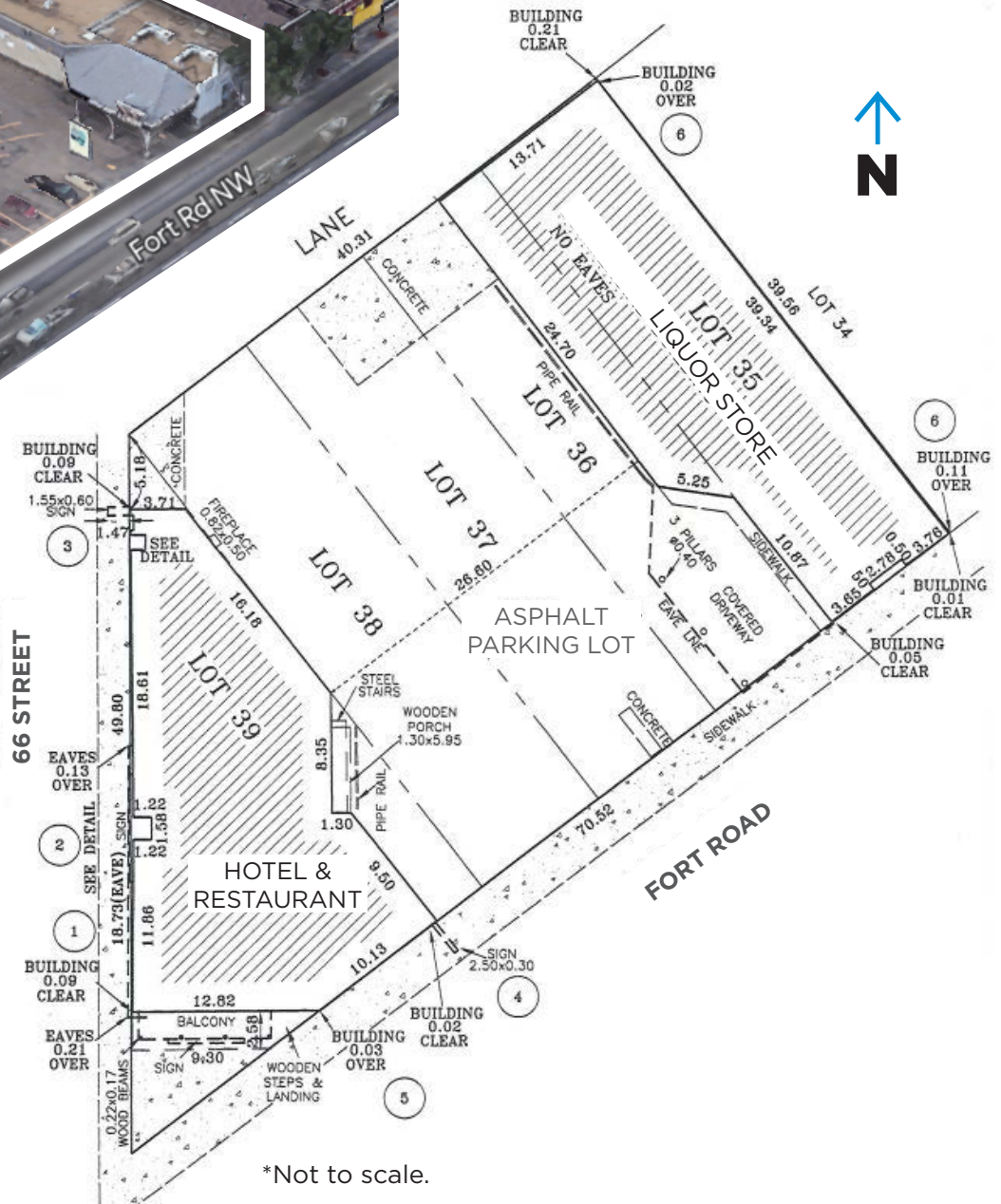
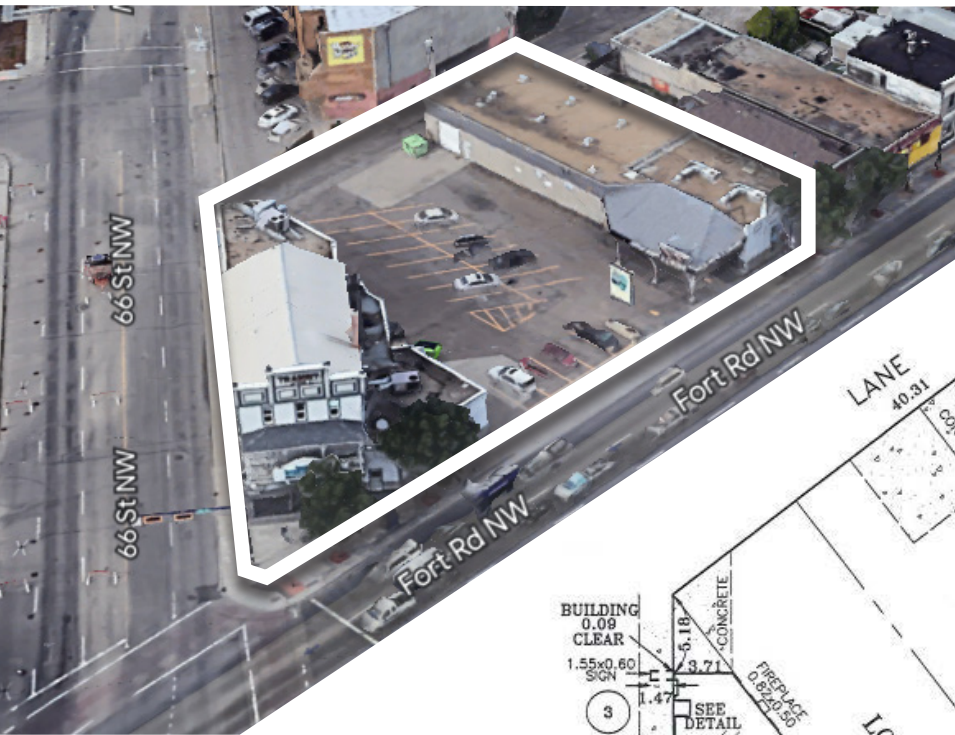
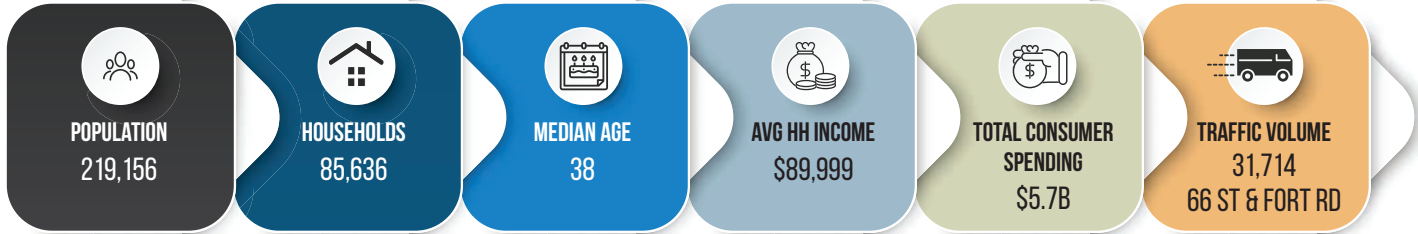


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Demographics within 5KM



*Not to scale.

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Property Information

Municipal Address: 12720 & 12740 Fort Road, Edmonton, AB

Legal Address: 2552S;2;36,37 | 255S2;2;38,39 | 2552S;2;35

Lot Size: ±14,389 Sq. Ft.

Building Size: Hotel ±14,075 Sq. Ft.
Store ±5,000 Sq. Ft.

Zoning: DC1 - Suitable for most commercial uses

Parking: Scramble parking lot

Possession: Immediate/negotiable

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Purchase Price: ~~\$3,900,000~~ **\$2,900,000.00**

Contact

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