

# \$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. 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	14
Zoning	Hwy Comm

**Listing Details**

Listing Office	DreamHouse Realty Ltd.
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