



**5507 50TH Street  
Viking, Alberta**

**MLS # A2310955**



**\$749,900**

<b>Division:</b>	Viking
<b>Type:</b>	Hotel/Motel
<b>Bus. Type:</b>	-
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	11,000 sq.ft.
<b>Zoning:</b>	c2

<b>Heating:</b>	-	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	-	<b>Utilities:</b>	-
<b>Exterior:</b>	-	<b>Parking:</b>	-
<b>Water:</b>	-	<b>Lot Size:</b>	-
<b>Sewer:</b>	-	<b>Lot Feat:</b>	-

**Inclusions:** SELLER WILL PROVIDE THE LIST

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!