\$1,425,000 - 5201/5205 50 Street, Cold Lake

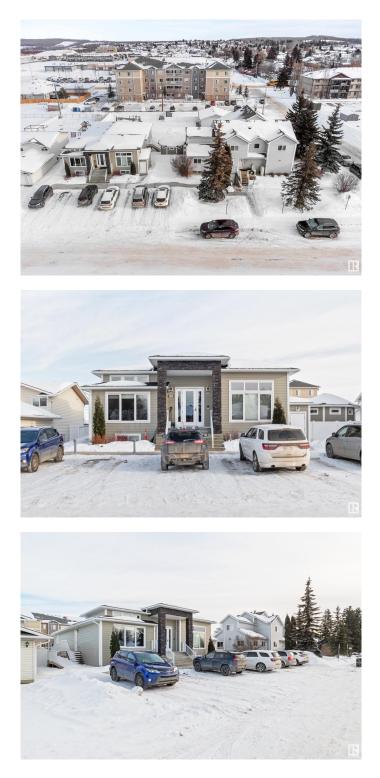
MLS® #E4421095

\$1,425,000

0 Bedroom, 0.00 Bathroom, Institutional on 0.00 Acres

Cold Lake South, Cold Lake, AB

Versatile property with tons of potential uses! This property features 2 buildings, heated double garage, heated gazebo, and on site parking - on 2 lots totalling over half an acre. The first building (2017) is perfect for office, retail, professional services, and more. The main level features a large boardroom, many offices, classroom, commercial kitchen, and 3 washrooms including an accessible one. The basement can be accessed from within the building or via walk-up, and contains a second full kitchen, huge training room, offices, storage rooms, and a washroom. The second building (1989) has been renovated over the years, and is perfect for office, day home, B&B, clinic, and more. This building has many potential offices/rooms over 3 fully developed floors - and also has a full kitchen, rec room, flex spaces, storage rooms, child-sized 2pc washroom, and full bathrooms including bathtubs. Both buildings have central-vac, AC, alarm system, and CCTV. Seller also selling the properties separately.



Built in 2017

Essential Information

| MLS® # | E4421095 |
|-----------|-------------|
| Price | \$1,425,000 |
| Bathrooms | 0.00 |

| Acres | 0.00 |
|------------|---------------|
| Year Built | 2017 |
| Туре | Institutional |
| Status | Active |

Community Information

| Address | 5201/5205 50 Street |
|-------------|---------------------|
| Area | Cold Lake |
| Subdivision | Cold Lake South |
| City | Cold Lake |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9M 1P1 |
| | |

Exterior

| Exterior | Vinyl, Wood Frame |
|--------------|-------------------|
| Roof | Asphalt Shingles |
| Construction | Vinyl, Wood Frame |

Additional Information

| Date Listed | February 11th, 2025 |
|----------------|---------------------|
| Days on Market | 113 |
| Zoning | Zone 60 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 4th, 2025 at 4:02pm MDT