

## **\$3,275,000 - 5231 55 Street, Cold Lake**

MLS® #E4389125

**\$3,275,000**

0 Bedroom, 0.00 Bathroom,  
Business with Property on 0.00 Acres

Cold Lake South, Cold Lake, AB

Amazing opportunity to own this turn key building, with the entire plaza building and the land in the center of the City of Cold Lake. This plaza consists of 3 separate commercial spaces including a freshly renovated BRAND NEW pub/restaurant franchise opportunity, BRAND NEW operational liquor store & future restaurant space. The property is situated over 3 lots. Extensive renovations have been undertaken, not limited to entrances, fascias, siding & brick walls, patios, LED signage, and a complete renovation to the interior space. The 3300 sq ft pub with 1200 sq ft mezzanine (complete with office space, staff room and managers office) has been modernized throughout and comes turn key with everything you need to start running the business tomorrow. The 2400 sq ft liquor store comes complete with shelving & custom built walk-in cooler. Finally there is a designated restaurant/kitchen space that is ready for development. Business currently in operation are not included but may be purchased separately.

Built in 1980

### **Essential Information**

MLS® #	E4389125
Price	\$3,275,000



Bathrooms	0.00
Acres	0.00
Year Built	1980
Type	Business with Property
Status	Active

### Community Information

Address	5231 55 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1Z7

### Exterior

Exterior	Wood Frame
Construction	Wood Frame

### Additional Information

Date Listed	May 24th, 2024
Days on Market	329
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 April 18th, 2025 at 3:17pm MDT