

## \$0 - 5231b & C 55 Street, Cold Lake

MLS® #E4408164

**\$0**

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

Cold Lake South, Cold Lake, AB

Amazing opportunity to open a New Franchised Restaurant in conjunction with a Lounge or Pub! Either 4500 sf or up to 6100 sf of Restaurant/Lounge/Kitchen space is available! A complete renovation to the Exterior & Interior of the 4500 sf space has already been undertaken! This 4500 sf has a main area of 3300 sf complete with all new Bar, customer washrooms, tables & seating, plus is connected to a 700 sf Patio. The 1200 sf mezzanine above is complete with office space, storage space, staff room, washroom, & Managers office with one-way window to below. Also available attached clearspan 1600 sf - fully renovated on exterior, with separate entrance & availability for a large kitchen, take out and/or Drive-Thru! Complex has directly attached paved parking lot. Excellent opportunity to open a prime business or Franchise in the heart of Cold Lake! This location is center ice in the City, in the middle of 10 hotels anchored next to a major grocery store & fuel station. Impressive space & location.

Built in 1980

### Essential Information

MLS® # E4408164

Bathrooms 0.00



Acres	0.00
Year Built	1980
Type	Business with Property
Status	Active

### **Community Information**

Address	5231b & C 55 Street
Area	Cold Lake
Subdivision	Cold Lake South
City	Cold Lake
County	ALBERTA
Province	AB
Postal Code	T9M 1W2

### **Exterior**

Exterior	Wood Frame
Construction	Wood Frame

### **Additional Information**

Date Listed	September 27th, 2024
Days on Market	197
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 11th, 2025 at 9:47pm MDT