

# \$1,460,000 - 5205 50 Street, Cold Lake

MLS® #E4421095

**\$1,460,000**

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 may consider selling the properties separately.

Built in 2017

## Essential Information

MLS® #	E4421095
Price	\$1,460,000
Bathrooms	0.00



Acres	0.00
Year Built	2017
Type	Institutional
Status	Active

### **Community Information**

Address	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	52
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 4th, 2025 at 9:33am MDT